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# NOTICE OF CANCELLATION

## SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, January 6, 2011*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, January 6, 2011*, has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, January 13, 2011*.

Linda D. Avery  
Commission Secretary

PLANNING COMMISSION ROSTER  
PRESIDENT RON MIGUEL  
VICE-PRESIDENT CHRISTINA OLAGUE  
COMMISSIONER MICHAEL J. ANTONINI  
COMMISSIONER GWYNETH BORDEN  
COMMISSIONER RODNEY FONG  
COMMISSIONER KATHRIN MOORE  
COMMISSIONER HISASHI SUGAYA

DIRECTOR OF PLANNING  
COMMISSION SECRETARY

JOHN RAHAIM  
LINDA D. AVERY

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# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

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## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 13, 2011

1:30 PM

Regular Meeting

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President: Ron Miguel

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### **Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings**

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### **San Francisco Lobbyist Ordinance**

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### **Accessible Meeting Policy**

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sottf@sfgov.org](mailto:sottf@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvs/sunshine](http://www.sfgov.org/bdsuprvs/sunshine).

#### **COMMUNICATIONS**

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

1:30 PM \_\_\_\_\_

## ROLL CALL:

President:	Ron Miguel
Vice-President:	Christina R. Olague
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2009.0649C (D. SANCHEZ: (415) 575-9082)  
2980 24<sup>TH</sup> STREET - northeast corner of Harrison and 24<sup>th</sup> Streets, Lots 039, 040 in Assessor's Block 4206 - **Request for Conditional Use Authorization** under Planning Code Sections 727.83 and 303 to install a wireless transmission facility for T-Mobile, consisting of six panel antennas on an existing mixed use building within the 24<sup>th</sup> Street - Mission Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of December 9, 2010)  
**(Proposed for Continuance Indefinitely)**
2. 2009.0646C (K. GUY: (415) 558-6163)  
524 HOWARD STREET - north side between First and Second Streets; Lot 013 in Assessor's Block 3721 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 156 and 303, to allow the continued operation of an existing temporary surface parking lot within the C-3-O (SD) District and the 450-S Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of November 18, 2010)  
**(Proposed for Continuance to March 24, 2011)**
3. 2010.1121T (A. RODGERS: (415) 558-6395)  
PARKING IN SOUTH OF MARKET AND MISSION BAY - The Commission will consider a proposed Ordinance introduced by Supervisor Daly amending the San Francisco Planning Code by amending Sections 151, 151.1, 155, 161, 249.1, 249.23 and Part VII of Article 9 (1) to remove minimum parking requirements and establish maximum parking limits in M-1, C-M, and South of Market districts and the Folsom and Main Residential/Commercial and Fourth and Freelon Streets Special Use Districts to make them consistent with those of neighboring districts, (2) to require that non-residential and non-hotel parking in C-3 in the South of Market Mixed Use districts adjacent to Downtown maintain a fee structure which discourages long-term commuter parking, (3) to make parking controls in the Mission Bay Districts that are subject to the Planning Code consistent with requirements of neighboring districts; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.  
Recommendation: Approval with Modifications of Proposed Ordinance to Board of Supervisors.  
**(Proposed for Continuance to February 10, 2011)**

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2010.0766Z (G. CABREROS: (415) 558-6169)  
**2451 SACRAMENTO STREET** - south side between Fillmore and Webster Streets; Lot 037 in Assessor's Block 0636 - **Intention to Initiate a Project-sponsored Amendment to San Francisco Zoning Map 2.** Pursuant to Planning Code Section 302, the Planning Commission will consider a Resolution of Intention to initiate an amendment to the Zoning Map. The proposed amendment will change the zoning district of the subject lot from the RM-1 (Residential, Mixed, Low-Density) District to the adjacent Upper Fillmore Neighborhood Commercial District.  
Preliminary Recommendation: Approve a draft Resolution of Intention to initiate an amendment to the Zoning Map and schedule a public hearing to consider the amendment on or after February 10, 2011.

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

Consideration of Adoption:

- Draft Minutes of Regular Meeting of February 18, 2010
- Draft Minutes of Regular Meeting of October 21, 2010  
(Continued from Regular Meeting of December 9, 2010)
- Draft Minutes of Regular Meeting of December 9, 2010

Commission Comments/Questions

- **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**D. DIRECTOR'S REPORT**

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

7. (M. LUELLEN: (415) 558-6478)  
**ACTION PLAN UPDATE INFORMATIONAL PRESENTATION** - Planning Staff will highlight the accomplishments of the Action Plan (2008-2010) and present the Revised Development Review Process and Conditions of Approval work.



8. 2006.0431C (A. HOLLISTER: (415) 575-9078)  
**1080 SUTTER STREET** - as specified in the Conditions of Approval, the Planning Commission shall review the design modification to the building's facade. The Conditional Use Authorization was approved by the Planning Commission on December 10, 2009.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

#### F. REGULAR CALENDAR

9. 2010.0756T (A. RODGERS: (415) 558-6395)  
**ORDINANCE AMENDING PLANNING CODE SECTIONS 124, 132.2, 144, 145, 145.1, 145.5, 150, 151.1, 155, 161, 186, 209.8, 210.3, 212, 231, 243, 253, 253.3, AND REPEALING SECTIONS 175.1, 175.2, 175.3, 175.4, 175.5, AND 249.26, TO CREATE COMPREHENSIVE AND CONSISTENT STREET FRONTAGE CONTROLS.** Ordinance proposed by Supervisor Mirkarimi to create comprehensive and consistent street frontage controls for residential districts, to create consistent ground floor controls for industrial districts, to permit certain small corner commercial uses in RM-3 and RM-4 districts, to modify floor area ration controls in the Van Ness SUD, to modify conditional use authorization requirements for buildings over 40 feet in RM and RC districts, to amend the procedure for certain exceptions from off-street parking and loading requirements, and to permit parking and loading exceptions to preserve historic buildings and trees.  
Preliminary Recommendation: Approval with Modifications  
(Continued from Regular Meeting of December 9, 2010)
10. 2010.1059T (A. STARR: (415) 558-6362)  
**UPPER FILLMORE NEIGHBORHOOD COMMERCIAL DISTRICT - The Planning Commission will consider a proposed Ordinance [BF 101309] amending the San Francisco Planning Code by amending Section 718.1 and Sections 718.42, 718.44, and 718.69A of the Zoning Control Table to allow new full-service restaurants, small self-service restaurants, and self-service specialty food establishments with conditional use authorization and to amend Section 718.41 and add a specific provision for full-service restaurants to allow a bar in conjunction with a full-service restaurant with conditional use authorization; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.**  
Preliminary Recommendation: Approval with Modifications
11. 2005.0869E (J. POLING: (415) 575-9072)  
**121 GOLDEN GATE AVENUE** - south side of Golden Gate Avenue between Jones and Leavenworth Streets; Lot 001 in Assessor's Block 0349 - **Public Hearing on the Draft Environmental Impact Report.** The proposed project includes the demolition of a 2-story 42,468 sq. ft. building containing dining hall/philanthropic uses, and the construction of a 10-story, 109,375 sq. ft. building that would replace and expand the dining hall/philanthropic uses and add 90 affordable senior housing units. During project construction, the dining hall uses would operate at 150 Golden Gate Avenue. No off-street parking exists or is proposed. The existing building, constructed in 1912, is a contributor to the Uptown Tenderloin National Register Historic District and is individually eligible for listing on the National Register of Historic Places and the California Register of Historical Resources. The 14,156 sq. ft. project site is located in an RC-4 zoning district, an 80-120-T height and bulk district, and the North of Market Residential Special

Use District, Subarea No. 1. The project would require conditional use authorization for construction of a building exceeding a height of 40 feet and for elimination of off-street parking requirements; exception to setback, rear yard, and bulk requirements, and for the establishment of a social service or philanthropic facility above the ground floor, and a variance for off-street loading. **Written comments will be accepted at the Planning Department until 5:00 p.m. on January 22, 2011.**  
Preliminary Recommendation: No Action Required

12. 2010.1009C (S. YOUNG: (415) 558-6346)  
1971 FILLMORE STREET - southwest corner of Fillmore and Pine Streets; Lot 001 in Assessor's Block 0659 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 703.4, 303(c), and 303(i) to establish a Formula Retail Use within the Upper Fillmore Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. The proposal is to convert a vacant approximately 2,400 square feet retail sales establishment (previously occupied by "Shu Uemera") to another retail sales establishment (dba Kiehl's, a retail store specializing in skin and hair care products). The proposal will allow the existing Kiehl's retail store at 2360 Fillmore Street to relocate to the project site within the Upper Fillmore Street NCD.  
Preliminary Recommendation: Approval with Conditions
13. 2010.0513C (A. HOLLISTER: (415) 575-9078)  
473 BROADWAY - south side between Kearny and Montgomery Streets, Lot 029 in Assessor's Block 0163 - **Request for Conditional Use Authorization** to amend Planning Commission Motion No. 16193 for Case No. 2001.0262C to allow electronically amplified music between 12 AM and 2 AM for a bar use (dba Monroe). No physical expansion of the existing building is proposed. This site is within the Broadway Neighborhood Commercial Use District and a 65-A-1 Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
- 14a. 2010.0003CV (K. GUY: (415) 558-6163)  
519 ELLIS STREET/430 EDDY STREET - south side between Hyde and Leavenworth Streets; Lot 028 in Assessor's Block 0334; and, 430 EDDY STREET - north side between Hyde and Leavenworth Streets; Lot 008 in Assessor's Block 0334 - **Request for an amendment to the conditions of approval for two previously approved Conditional Use authorizations, pursuant to Planning Code Section 303**, to amend the performance period for an additional three years for two previously approved companion projects to demolish two existing surface parking lots and construct two five-story buildings containing a total of 46 affordable dwelling units for senior citizens. The subject properties are within the RC-4 (Residential-Commercial Combined, High Density) Zoning District, the 80-T Height and Bulk District, and the North of Market Residential Special Use District.  
Preliminary Recommendation: Approval with Conditions
- 14b. 2010.0003CV (K. GUY: (415) 558-6163)  
519 ELLIS STREET/430 EDDY STREET - south side between Hyde and Leavenworth Streets; Lot 028 in Assessor's Block 0334; and, 430 EDDY STREET - north side between Hyde and Leavenworth Streets; Lot 008 in Assessor's Block 0334 - **Request for an amendment to the conditions of approval for two previously granted Variances, pursuant to Planning Code Section 305**, to amend the performance period for an additional three years for two previously approved companion projects to demolish two existing surface parking lots and construct two five-story buildings containing a total of 46 affordable dwelling units for senior citizens. The subject properties are within the RC-4 (Residential-Commercial Combined, High Density) Zoning District, the 80-T Height and Bulk District, and the North of Market Residential Special Use District.

- 15a. 2009.1170DDDV (A. STARR: (415) 558-6362)  
35 LLOYD STREET (AKA 37-39 LLOYD STREET) - south side between Castro and Scott Streets, Lot 035 in Assessor's Block 1260 - **Requests for Discretionary Review** of Building Permit Application No. 2010.05.12.2282 proposing to construct a new four-story, two-unit building on a vacant lot in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Do not take Discretionary Review and approve as revised.  
(Continued from Regular Meeting of October 14, 2010)  
**NOTE: On October 14, 2010, following public testimony, the Commission continued this item to 12/2/10 by a vote of (+6 -0). Public hearing remains open.**  
(Continued from Regular Meeting of December 2, 2010)
- 15b. 2009.1170DDDV (A. STARR: (415) 558-6362)  
35 LLOYD STREET (AKA 37-39 LLOYD STREET) - south side between Castro and Scott Streets, Lot 035 in Assessor's Block 1260 - **Request for a rear yard variance** pursuant to Section 134 of the Planning Code to construct a new four-story, two-unit building on a vacant lot with a non-complying 20' wide, 2-story portion at the rear of the building that would extend 12' into the required rear yard in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of October 14, 2010)  
**NOTE: On October 14, 2010, following public testimony, the Zoning Administrator continued this item to 12/2/10 by a vote of (+6 -0). Public hearing remains open.**  
(Continued from Regular Meeting of December 2, 2010)
16. 2009.1162DD (E. WATTY: (415) 558-6620)  
456 URBANO DRIVE - west side between Alviso and Moncada Way; Lot 010 in Assessor's Block 6916 - **Requests for Discretionary Review** of Building Permit Application No. 2010.07.26.7410, proposing to legalize several as-built conditions, which deviate from the approved plans (Case No. 2007.0448DDDV), including but not limited to the height of the vertical addition, size of the front deck, window pattern, roofline alterations, banding details, and chimney size and materials of the existing one-unit detached residential building within the RH-1(D) [Residential, House, One-Family (Detached)] Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Take Discretionary Review and disapprove.
17. 2010.0434DDD (B. FU: (415) 558-6813)  
3418 26<sup>TH</sup> STREET - north side, between Bartlett and Mission Streets; Lot 034 in Assessor's Block 6529, **Requested Discretionary Review** of Building Permit Application No. 2007.06.20.4573 proposing construction of a new, 18,000-square-foot, 55-foot-high, five-story building with eleven dwelling units and six off-street parking spaces in a RTO-M (Residential Transit Oriented-Mission) District with a 55-X Height and Bulk Designation  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Revised.

## 6:00 PM

The following item(s) will be considered by the Commission at 6:00 P.M. or later, but not before.

18. (J. SWITZKY: (415) 575-6815)  
PARK MERCED MIXED-USE PROJECT OVERVIEW AND DEVELOPMENT AGREEMENT – INFORMATIONAL ONLY - Parkmerced is generally bounded by 19<sup>th</sup>

Avenue to the east, Lake Merced Boulevard to the west, Holloway Avenue to the north, and Stanley Boulevard to the south. The proposed project includes those lots owned by Parkmerced Investors, LLC, and includes Assessor's Blocks 7303, 7303A, 7308-311, 7314, 7316, 7319-26, 7330-45, 7333 A-B, 7333E & 7353-7373. Parkmerced is a rental housing complex constructed between 1941-1951 consisting of approximately 3,200 existing residential units and owned by Parkmerced Investors, LLC. **This is an Informational Hearing to provide an overview of the proposed project components and draft Development Agreement. Specific topics to be discussed at this session include an Economic Feasibility and Fiscal Impact Analysis of the proposed project.** The project, which would be implemented over 20-30 years in multiple phases, includes the addition of approximately 5,700 net new residential units, the demolition and replacement of approximately 1,800 existing units which would remain subject to the San Francisco Rent Stabilization Ordinance, rent-protections and relocation rights for existing tenants, re-alignment and re-design of streets and blocks, re-alignment and improvement of the M Ocean View light rail line, the addition of new neighborhood serving retail and office space, new and re-configured public open spaces including neighborhood parks, pedestrian and bike paths, athletic fields, a new organic farm, and community gardens, overall transportation improvements, ecological hydrology improvements, and provision of renewable energy and water infrastructure. The draft Development Agreement would become the binding legal contract between the City and the Developer and would memorialize all of the public benefits and obligations of the Developer and associated agreements between both parties toward implementation of the Project.

Preliminary Recommendation: **No Action Requested. Informational Discussion Only**

19. 2008.0021EPMTZW (J. SWITZKY: (415) 575-6815)
- INITIATE PLANNING CODE, ZONING MAP, AND GENERAL PLAN AMENDMENTS AS PART OF PARKMERCED'S DEVELOPMENT PROJECT** - Pursuant to Planning Code Section 302, the Commission will consider a Resolution of Intention to initiate amendments to the Planning Code, Zoning Maps, and General Plan. The Amendments are related to the Parkmerced Development Project, which is generally bounded by Lake Merced Boulevard to the west, Brotherhood Way to the south, Junipero Serra Boulevard, Felix Avenue, Cambon Drive, and 19th Avenue to the east, and Holloway Avenue, Varela Avenue, Serrano Drive, Font Boulevard, Pinto Avenue, and Vidal Drive to the north (Assessor's Block/Lots 7303-001, 7303-A-001, 7308-001, 7309-001, 7309-A-001, 7310-001, 7311-001, 7315-001, 7316-001, 7317-001, 7318-001, 7319-001, 7320-003, 7321-001, 7322-001, 7323-001, 7325-001, 7326-001, 7330-001, 7331-004, 7332-004, 7333-001, 7333-003, 7333-A-001, 7333-B-001, 7333-C-001, 7333-D-001, 7333-E-001, 7334-001, 7335-001, 7336-001, 7337-001, 7338-001, 7339-001, 7340-001, 7341-001, 7342-001, 7343-001, 7344-001, 7345-001, 7345-A-001, 7345-B-001, 7345-C-001, 7356-001, 7357-001, 7358-001, 7359-001, 7360-001, 7361-001, 7362-001, 7363-001, 7364-001, 7365-001, 7366-001, 7367-001, 7368-001, 7369-001, and 7370-001) - **Request for Planning Code Text Amendments:** to (1) create Planning Code Section 249.64, the "Parkmerced Special Use District" (PMSUD), which would establish specific use categories that include residential, mixed-use, school, community, and open space districts; height and bulk restrictions, parking, car-share, bicycle-parking requirements; establish a design review process for the phased development plan; and allow for the demolition and replacement of 1,538 rent-controlled dwelling units; (2) amend Code Sections 102.5 and 201 to include the Parkmerced Zoning Districts; and (3) amend Code Section 270 (Bulk Limits) to create a new Bulk District for the proposed "Parkmerced Special Use District". **Request for Planning Code Map Amendments:** to (1) amend Zoning Map ZN13 to delete references to existing zoning within the project site and to refer to the proposed new "Parkmerced Special Use District" zoning districts (PM-R, PM-MU1, PM-MU2, PM-S, PM-CF, and PM-OS); (2) amend Zoning Map SU13 to designate the project site as the proposed new "Parkmerced Special Use District"; and (3) amend Zoning Map HT13 to reclassify the height limits within the project site according to the proposed project. **Request for General Plan Amendment** to amend the Urban Design

Element Height Map (Map 4) to reflect the proposed height restrictions as described in the proposed development program.

Preliminary Recommendation: Approve a draft Resolution to initiate amendments to the Planning Code, Zoning Maps, and General Plan and schedule a public hearing to consider the amendments.

(Continued from Special Meeting of December 16, 2010)

**G. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

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Adjournment:



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1:30 PM \_\_\_\_\_

## ROLL CALL:

President:	Ron Miguel
Vice-President:	Christina R. Olague
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2009.0912C (G. CABREROS: (415) 558-6169)  
1268 LOMBARD STREET - north side between Polk and Larkin Streets; Lot 015 of Assessor's Block 0500 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 303, to allow the construction of four dwelling units on the subject lot at a dwelling unit density ratio up to one unit per each 1,000 square feet of lot area within the RH-3 (Residential, House, Three Family) Zoning District and 40-X Height and Bulk District. The project includes new construction of a four-story, four-unit building on a vacant lot approximately 4,700 square feet in area.  
Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to February 3, 2011)**
  
- 2a. 2010.0001D (G. CABREROS: (415) 558-6169)  
45 GRATTAN STREET - south side between Cole and Belvedere Streets; Lot 028 in Assessor's Block 1280 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2010.01.08.4446, proposing to demolish a two-story, single-family residence within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve  
**(Proposed for Continuance to February 17, 2011)**
  
- 2b. 2010.1152DDDD (G. CABREROS: (415) 558-6169)  
45 GRATTAN STREET - south side between Cole and Belvedere Streets; Lot 028 in Assessor's Block 1280 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2010.01.08.4443, proposing to construct a new four-story, two-unit building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. Three separate requests for Discretionary Review have also been filed by members of the public against the replacement project.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Take Discretionary Review and approve with modifications  
**(Proposed for Continuance to February 17, 2011)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

3. 2010.0912C (S. VELLVE: (415) 558-6263)  
813 – 815 COLE STREET - west side between Frederick and Carl Streets; Lot 003 in Assessor's Block 1267 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 186, 303 and 719.42 to convert a vacant commercial space (previously occupied by Cole Foods) to a Full-Service Restaurant (a soda fountain, dba The Ice Cream Bar) within the RH-3 (Residential, House, Three-Family) District and 40-X Height and Bulk District. The site is within a ¼ mile radius of the Haight Street Neighborhood Commercial District, and the commercial space is designated as a Limited Commercial Use (LCU) and is subject to Planning Code Section 186.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

4. Consideration of Adoption:
- Draft Minutes of Regular Meeting of February 18, 2010  
(Continued from Regular Meeting of January 13, 2011)
  - Draft Minutes of Regular Meeting of October 21, 2010  
(Continued from Regular Meeting of January 13, 2011)
  - Draft Minutes of Regular Meeting of December 9, 2010  
(Continued from Regular Meeting of January 13, 2011)
5. Consideration of Adoption: 2011 Planning Commission hearing schedule.
6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

7. Director's Announcements
8. (T.DISANTO: (415) 575-9113)  
FY 2011-2012 PLANNING DEPARTMENT WORK PROGRAM AND BUDGET - Informational Presentation.
9. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

**G. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

10. 2006.1388E (D. SOKOLOVE: (415) 575-9046)  
SEISMIC UPGRADE OF BAY DIVISION PIPELINES NOS. 3 AND 4 AT THE HAYWARD FAULT PROJECT-CITY OF FREMONT - **Certification of the Final Environmental Impact Report** - The proposed project would improve seismic and delivery reliability of Bay Division Pipelines Nos. 3 and 4 where three fault traces of the Hayward fault bisect the pipelines near the intersection of I-680 and Mission Boulevard in the City of Fremont. The proposed project includes construction of a new parallel pipeline, referred to as BDPL No. 3X, and improvements to the existing BDPL No. 4 to increase delivery reliability where these pipelines cross the Hayward fault. The project would be located on City and County of San Francisco (CCSF) owned right-of-way (ROW). The project is sponsored by the San Francisco Public Utilities Commission.  
**NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on February 8, 2010. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**  
Preliminary Recommendation: Certify the Final EIR

**H. REGULAR CALENDAR**

11. 2010.0878EMR (I. SALVADORI: (415) 575-9086)  
MISSION DISTRICT STREETSCAPE AREA PLAN - **Consideration of Adopting a Resolution Amending the General Plan** - Adopting CEQA Findings on the Mission District Streetscape Plan and associated actions including adopting amendments to the General Plan and Finding the Mission Streetscape Plan and associated approval actions in conformity with the General Plan, as it is proposed to be amended.  
Preliminary recommendation: Approval
12. 2010.0969C (R. CRAWFORD: (415) 558-6358)  
90 TURK STREET (AKA 116 TAYLOR STREET - northeast corner of Turk and Taylor Streets Lot 012, of Assessor's Block 0340 - **Request for Conditional Use Authorization** under Planning Code Section 249.5(d) to relocate on existing Off-Sale Liquor Establishment (Liquor Store) at 67 Turk Street (dba Grand Liquor) to 90 Turk Street (dba Tip-Top Market). Planning Code Section 249.5(d) requires conditional use authorization for such a transfer within the North of Market Residential Special Use District. This project lies within the RC-4 (Residential Commercial Combined, High Density) District, the North of Market Residential Special Use District and within the 80-120 T Height and Bulk District.  
Preliminary Recommendation: Disapproval
13. 2010.0902C (R. CRAWFORD: (415) 558-6358)  
449 POWELL STREET - south west corner of Powell and Sutter Streets Lot 001, of Assessor's Block 0296 - **Request for Conditional Use Authorization** under Planning Code Section 219(b) and 219 (c) to convert vacant space on the second through fourth floors of the building to approximately 20,500 square feet of general office use. The space

has been vacant for many years but had formerly been used for retail, Place of Assembly and Tourist Hotel uses. This project lies within the C-3-R (Downtown, Retail) District, and the 80-130 F Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 14a. 2009.0906CV (R. CRAWFORD: (415) 558-6358)  
34-36 PLEASANT STREET - north side between Taylor and Jones Streets; Lot 020 in Assessor's Block 0221 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 253 and 303 to allow to construction of a two story addition to the existing two stories over garage dwelling. The addition will increase height of the building to approximately 49 feet 9 inches and increase the number of dwelling units in the building from 2 to 3. The project site is located within the RM-3 (Residential Mixed, Medium Density) District, and the 65 A Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
- 14b. 2009.0906CV (R. CRAWFORD: (415) 558-6358)  
34-36 PLEASANT STREET - north side between Taylor and Jones Streets; Lot 020 in Assessor's Block 0221 - **Request for Variances**, pursuant to Planning Code Sections 134 to modify the rear yard requirement in the Van Ness Special Use District, to allow an 11 foot deep rear yard where 15 feet is required. The project proposes to construct a two story addition to the existing two stories over garage dwelling. The addition will increase the number of dwelling units in the building from 2 to 3. The project site is located within the RM-3 (Residential Mixed, Medium Density) District, and the 65 A Height and Bulk District.
15. 2010.1006D (R. CRAWFORD: (415) 558-6358)  
1 LA AVANZADA STREET (AKA 1 PALO ALTO DRIVE), SUTRO TOWER - Assessor's Block 2724 (Lot 003) - **Mandatory Discretionary Review**, pursuant to Planning Code Section 306.9 for installation of 15 antennas at various locations on Sutro Tower for Clearwire, a wireless data service provider, to provide high speed and mobile Internet Services at the SUTRO TOWER Broadcast Facility within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Do not take Discretionary Review and approve
16. 2009.0155DDDDDD (M. SMITH: (415) 558-6322)  
3987 20<sup>TH</sup> STREET - south side between Sanchez and Church Streets; Lot 055A in Assessor's Block 3605 - **Requests for Discretionary Review** of Building Permit Application No. 2010.07.06.6032, proposing to construct a roof deck and a three-story horizontal addition at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District, the Dolores Heights Special Use District, and a 40-X Height and Bulk District.  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Do not take Discretionary Review and approve
17. 2010.0805D (M. WOODS: (415) 558-6315)  
1787 UNION STREET - south side between Octavia and Gough Streets; Lot 017 in Assessor's Block 0544 - **Request for Discretionary Review** of Building Permit Application No. 2010.06.04.3920, proposing to legalize the removal of a sunroom enclosure and to establish an open patio (an "outdoor activity area," as defined in Planning Code Section 790.70) at the front of the building for an existing full-service restaurant and bar (dba "The Brick Yard") in the Union Street Neighborhood Commercial District and 40-X Height and Bulk District.  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Take Discretionary Review and approve the project with conditions

18. 2010.0782DD (E. WATTY: (415) 558-6620)  
916 ORTEGA STREET - north side between 16<sup>th</sup> and 17<sup>th</sup> Avenues; Lot 018 in Assessor's Block 2053 - **Requests for Discretionary Review** of Building Permit Application No. 2008.08.27.0197 proposing to construct vertical addition and horizontal rear additions, and to alter the front façade of an existing two-story, one-unit detached dwelling within the RH-1(D) [Residential, House, One-Family (Detached)] Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Abbreviated** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
19. 2010.0911D (S. CALTAGIRONE: (415) 558-6625)  
2507 PACIFIC AVENUE - south side between Pierce and Steiner Streets; Lot 017 in Assessor's Block 0586 - **Request for Discretionary Review** of Building Permit Application No. 2010.0423.0985, proposing to construct a garage in the front setback area beneath a new entry stair and to construct a rear addition at the existing three-story, single-family house located within the RH-1 (Residential, House, Single-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Abbreviated** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve.  
(Continued from Regular Meeting of November 18, 2010)
20. 2010.0372DD (M. SMITH: (415) 558-6322)  
479 DOUGLASS STREET - east side between 21<sup>st</sup> and 22<sup>nd</sup> Streets; Lot 026 in Assessor's Block 2749 - **Requests for Discretionary Review** of Building Permit Application No. 2010.04.20.0625 proposing to raise the building approximately two-feet and construct a three-story addition at the rear of a single-family dwelling, located in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.  
Staff Analysis: **Abbreviated** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve as proposed

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Adjournment:





# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, January 27, 2011

1:30 PM

Regular Meeting

GOVERNMENT  
DOCUMENTS DEPT

JAN 21 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Ron Miguel

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

### Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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1:30 PM \_\_\_\_\_

## ROLL CALL:

President:	Ron Miguel
Vice-President:	Christina R. Olague
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2010.0758D (A. HOLLISTER: (415) 575-9078)  
454 GREENWICH STREET - north side between Grant Avenue and Telegraph Hill Boulevard; Lot 010 in Assessor's Block 0078 - **Request for Discretionary Review** of Building Permit Application No. 2008.06.16.4558, proposing to construct a horizontal addition with a roof deck to the existing partial third floor of the one-unit residential building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Abbreviated** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve  
**(Proposed for Continuance to February 3, 2011)**
- 2a. 2010.0423CV (C. TEAGUE: (415) 575-9081)  
140 9<sup>TH</sup> STREET - west side between Mission and Howards Streets; Lot 005 of Assessor's Block 3509 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 816.15 to convert the existing building into an arts complex including two dwelling units, eight group housing units, and artist studio and gallery space within the SLR (Service/Light Industrial/Residential) Zoning District, Western SoMa Special Use District, and 50-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to February 24, 2011)**
- 2b. 2010.0423CV (C. TEAGUE: (415) 575-9081)  
140 9<sup>TH</sup> STREET - west side between Mission and Howards Streets; Lot 005 of Assessor's Block 3509 - **Request for Variances**, pursuant to Planning Code Sections 134, 135, and 151 for rear yard, open space, and parking requirements for two dwelling units and eight group housing units. The project proposes to convert the existing building into an arts complex including two dwelling units, eight group housing units, and artist studio and gallery space within the SLR (Service/Light Industrial/Residential) Zoning District, Western SoMa Special Use District, and 50-X Height and Bulk District.  
**(Proposed for Continuance to February 24, 2011)**
3. 2008.0081E (D. JAIN: (415) 575-9051)  
950 MASON STREET – FAIRMONT HOTEL PROJECT - **Certification of the Final Environmental Impact Report** - The project site is located at 950 Mason Street (Assessor's Block 0244, Lot 001). The proposed project includes: 1) renovation of portions of the landmark 1906 Fairmont Hotel building (City Landmark # 185), including consolidation of up to 60 hotel rooms; 2) reconfiguration of some existing hotel uses; 3) demolition of the 1961 23-story Fairmont Hotel tower above the five-story podium; and 4) construction of a new 160-unit, 26-story residential tower and five-story midrise residential component, both above a five-story podium, on the site of the existing hotel tower and podium (proposed to be demolished). The proposed project would include below-grade parking for about 350 vehicles. The 113,400-square-foot project site is

located in an RM-4 (Residential Mixed-High Density) Use District and the Nob Hill Special Use District (SUD), and in 200-E, 300-E and 320-E Height and Bulk Districts. The proposed project would require Conditional Use (CU) authorization for height and bulk and for a Planned Unit Development (PUD) including exceptions to the 25 percent rear yard requirement, as well as require Planning Commission approval under the "Large Tourist Hotel Conversion Ordinance," Administrative Code 41F.3(f), among other approvals. The proposed exterior changes to the historic 1906 Fairmont Hotel building would also require a Certificate of Appropriateness from the Historic Preservation Commission. The Draft EIR found that implementation of the proposed project would result in a significant unavoidable environmental impact on cultural resources, related to demolition of the Tonga Room, which has been identified as a historic resource under the California Environmental Quality Act (CEQA).

**NOTE:** The action for this item falls under the exclusive jurisdiction of the Planning Commission.

Preliminary Recommendation: Certify the Final Environmental Impact Report.  
Response to the Planning Commission Draft EIR questions.  
**(Proposed for Continuance to April 14, 2011)**

- 4a. 2008.0081ACEKU (T. FRYE: (415) 575-6822)  
**950 MASON STREET** - Bound by Mason, Powell, Sacramento, and California Streets, Lot 001; Assessor's Block 0244. **Adoption of California Environmental Quality Act Findings** - The Project includes: 1) renovation of portions of the landmark 1906 Fairmont Hotel building (City Landmark # 185), including consolidation of up to 60 hotel rooms; 2) reconfiguration of some existing hotel uses; 3) demolition of the 1961 23-story Fairmont Hotel tower above the five-story podium; and 4) construction of a new 160-unit, 26-story residential tower and five-story midrise residential component, both above a five-story podium, on the site of the existing hotel tower and podium (proposed to be demolished). The proposed project would include below-grade parking for about 350 vehicles. The CEQA Findings include a statement of overriding benefits and a mitigation monitoring and reporting program (MMRP) associated with approving the proposed 950 Mason Street Project. They include a rationale for rejecting alternatives identified in the EIR, and a statement of overriding considerations that lists technical, social and economic reasons for approving the proposed project despite identified significant, adverse environmental impacts.

**NOTE:** The action for this item falls under the exclusive jurisdiction of the Planning Commission.

Preliminary Recommendation: Adopt CEQA Findings Motion  
**(Proposed for Continuance to April 14, 2011)**

- 4b. 2008.0081ACEKU (T. FRYE: (415) 575-6822)  
**950 MASON STREET** - bound by Mason, Powell, Sacramento, and California Streets, Lot 001; Assessor's Block 0244 - **Request for a Certificate of Appropriateness** for the exterior rehabilitation of portions of the California Street elevation; the restoration and the rehabilitation of the exterior of the building at the location of the Venetian Room (east elevation); seismic work as it relates to the exterior of the historic building at the location of the new podium, mid-rise component, and tower; removal of the existing connections that lead from the historic portion of the hotel to the 1961 podium and tower and the introduction of new connections; and exterior alterations to a loading dock on the Sacramento Street elevation. A portion of the lot is City Landmark No. 185, the Fairmont Hotel. The subject building is located at 950 Mason Street, within the Nob Hill Special Use District, and a 200-E-2/300-E-2/320-E Height and Bulk District.

**NOTE:** The action for this item falls under the exclusive jurisdiction of the Historic Preservation Commission.

Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to April 14, 2011)**

- 4c. 2008.0081ACEKU (T. FRYE: (415) 575-6822)  
**950 MASON STREET** - bound by Mason, Powell, Sacramento, and California Streets, Lot 001; Assessor's Block 0244 - **Request for Authorization for the conversion and consolidation** of up to 286 tourist hotel rooms pursuant to the Large Tourist Hotel Conversion Ordinance, Chapter 41f of the Administrative Code. A portion of the lot is City Landmark No. 185, the Fairmont Hotel. The subject building is located at 950 Mason Street, Lot 0244 in Assessor's Block 001, within the Nob Hill Special Use District, and a 200-E-2/300-E-2/320-E Height and Bulk District.  
**NOTE:** The action for this item falls under the exclusive jurisdiction of the Planning Commission  
Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to April 14, 2011)**
- 4d. 2008.0081ACEKU (T. FRYE: (415) 575-6822)  
**950 MASON STREET** - bound by Mason, Powell, Sacramento, and California Streets, Lot 001; Assessor's Block 0244 - **Request for a Conditional Use Authorization** for a Planned Unit Development and the consolidation and conversion of tourist hotel rooms to residential pursuant to the Large Tourist Hotel Conversion Ordinance, and pursuant to sections 263.5, 238, 303, 304, of the Planning Code, with specific modifications to Planning Code regulations related to Height & Bulk, Rear Yard, and Permitted Obstructions with respect to a proposal to demolish the existing 1961 podium and tower structure and remove up to 226 and consolidate up to 60 tourist hotel rooms and construct a new 26-story and a 5-story mid-rise component that are located on a 5-story podium structure (for a total height of 317-feet excluding mechanical appurtenances) with up to 160 residential units, the addition of up to 185 off-street parking spaces (for a total of 350 independently-accessible off-street spaces). A portion of the lot is City Landmark No. 185, the Fairmont Hotel. The subject building is located at 950 Mason Street, Lot 0244 in Assessor's Block 001, within the Nob Hill Special Use District, and a 200-E-2/300-E-2/320-E Height and Bulk District.  
**NOTE:** The action for this item falls under the exclusive jurisdiction of the Planning Commission  
Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to April 14, 2011)**

## B. COMMISSIONERS' QUESTIONS AND MATTERS

5. **ELECTION OF OFFICERS:** In accordance with the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.
6. Commission Comments/Questions
- **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

## D. DIRECTOR'S REPORT

7. Director's Announcements



8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

**G. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

9. 2005.0161E (C. KERN: (415) 575-9037)  
CALAVERAS DAM REPLACEMENT PROJECT - **Certification of the Final Environmental Impact Report** - The San Francisco Public Utilities Commission (SFPUC) is proposing to implement the Calaveras Dam Replacement Project (CDRP) to meet WSIP levels of service for delivery reliability, seismic reliability and water quality. Since 2001, the SFPUC has operated Calaveras Reservoir at a reduced capacity of approximately 38,100 acre-feet under order of the California Department of Water Resources Division of Safety of Dams (DSOD) due to seismic safety concerns. The replacement dam would be the same height as the existing dam (completed in 1925) and would restore the capacity of Calaveras Reservoir to its pre-2001 DSOD restricted level of 96,850 acre-feet. The CDRP is located on Calaveras Creek in the Diablo Mountain Range in Alameda County, approximately 12 miles south of the City of Pleasanton and 7.5 miles east of the City of Fremont. Calaveras Reservoir straddles the border between Alameda and Santa Clara Counties.  
Preliminary Recommendation: Certify the Environmental Impact Report  
**NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on December 21, 2009. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**

10. 2010.1006D (R. CRAWFORD: (415) 558-6358)  
1 LA AVANZADA STREET (AKA 1 PALO ALTO DRIVE), SUTRO TOWER - Assessor's Block 2724 (Lot 003) - **Mandatory Discretionary Review**, pursuant to Planning Code Section 306.9 for installation of 15 antennas at various locations on Sutro Tower for Clearwire, a wireless data service provider, to provide high speed and mobile Internet Services at the SUTRO TOWER Broadcast Facility within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Do not take Discretionary Review and approve  
**NOTE: On January 20, 2011, following testimony the Commission closed public hearing and continued the matter to January 27, 2011 by a vote of (+6 -0). Commissioner Miguel was absent**



**H. REGULAR CALENDAR**

11. 2010.0736C (A. HOLLISTER: (415) 575-9078)  
1617 POLK STREET - west side between Sacramento and Clay Streets, Lot 003 in Assessor's Block 0622 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 723.54 for a proposed Massage Establishment (d.b.a. Anjalee Thai Massage). The project would establish seven massage treatment rooms and would occupy approximately 1,110 gross square feet within the ground floor of the subject building. The project is within the Polk Street Neighborhood Commercial District and the 65-A Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
12. 2009.0175C (A. STARR: (415) 558-6362)  
5495 CALIFORNIA STREET & 214-216 17<sup>th</sup> AVENUE - southeast corner of California Street and 17<sup>th</sup> Avenue; Lot 031 in Assessor's Block 1417 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 317, 710.11 and 710.39 to allow the demolition of a 2-story, 2-unit building and the construction of a 4-story, 3-unit building and to allow the development of a lot greater than 4,999 sq. ft. in area within the Neighborhood Commercial – Cluster District (NC-1) and 40-X Height and Bulk District. The project also includes demolishing a rear portion of the commercial buildings on the corner of California Street and 17th Avenue, subdividing the 5,088 sq. ft. subject lot into two lots, and constructing a vertical addition (that will contain one residential unit) above the existing commercial building.  
Preliminary Recommendation: Approval with Conditions
13. 2010.1046D (K. DURANDET: (415) 575-6816)  
910 SILVER AVENUE - south side between Amherst and Princeton Streets; Lot 007 in Assessor's Block 5913 - **Request for Discretionary Review** of Building Permit Application No. 2010.0720.7023, proposing to construct a rear horizontal with a partial vertical extension to the existing one-unit residential building within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Abbreviated** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve.
- 14a. 2010.0014D (A. STARR: (415) 558-6362)  
226 CABRILLO STREET - north side between 3<sup>rd</sup> and 4<sup>th</sup> Avenues; Lot 026 in Assessor's Block 1641 - **Request for Discretionary Review** of Building Permit Application No. 2009.12.18.3526, proposing to demolish a one-story, one-unit building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Full** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
- 14b. 2010.0994D (A. STARR: (415) 558-6362)  
226 CABRILLO STREET - north side between 3<sup>rd</sup> and 4<sup>th</sup> Avenues; Lot 026 in Assessor's Block 1641 - **Request for Discretionary Review** of Building Permit Application No. 2009.12.18.3527, proposing to construct a three-story two-unit building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Full** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
15. 2010.0984D (S. YOUNG: (415) 558-6346)  
1350 5<sup>TH</sup> AVENUE - east side between Irving Street and Parnassus Avenue; Lot 034 in Assessor's Block 1759 - **Request for Discretionary Review** of Building Permit Application No. 2009.08.09.8339, proposing to construct a two-story horizontal addition at

the rear of a two-story over garage, single-family residential building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: **Abbreviated** Discretionary Review

Preliminary recommendation: Do not take Discretionary Review and approve

16. 2010.1140D (C. TEAGUE: (415) 575-9081)  
518 PENNSYLVANIA AVENUE - west side between 20th and 22nd Streets; Lot 004 in Assessor's Block 4103 - **Request for Discretionary Review** of Building Permit Application No. 2010.04.30.1452, proposing to add a 3<sup>rd</sup> floor with a 15-foot front setback and 3-story rear addition to the existing single-family home, within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Abbreviated** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve

## I. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**\*\*\* NOTICE OF FUTURE AGENDA ITEMS \*\*\***

<b>PARK MERCED</b> - Certification of the Final EIR	<b>February 10, 2011</b>
<b>TREASURE ISLAND</b> - Informational	<b>February 17, 2011 &amp; March 3, 2011</b>
<b>2009 HOUSING ELEMENT UPDATE</b>	<b>February 24, 2011</b>
<b>2004 &amp; 2009 HOUSING ELEMENT</b> - Certification of the Final EIR	<b>March 24, 2011</b>
<b>2009 HOUSING ELEMENT UPDATE</b> - Consideration of a Resolution amending the San Francisco General Plan	<b>March 24, 2011</b>
<b>CPMC</b> - Informational	<b>March 10, 2011</b>

*NOTE: Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.*  
ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING  
ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.



**ADDENDUM  
SAN FRANCISCO  
PLANNING COMMISSION  
Notice of Meeting  
&  
Calendar**

**Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, JANUARY 27, 2011  
1:30 PM  
Regular Meeting**

GOVERNMENT  
DOCUMENTS DEPT

JAN 25 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Ron Miguel

Vice-President: Christina R. Olague

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin  
Moore; Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web  
site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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**H. REGULAR CALENDAR**

12a. 2009.0175CV

(A. STARR: (415) 558-6362)

5495 CALIFORNIA STREET & 214-216 17<sup>th</sup> AVENUE - southeast corner of  
California Street and 17<sup>th</sup> Avenue; Lot 031 in Assessor's Block 1417 - **Request  
for Conditional Use Authorization**, pursuant to Planning Code Sections 303,  
317, 710.11 and 710.39 to allow the demolition of a 2-story, 2-unit building and  
the construction of a 4-story, 3-unit building and to allow the development of a lot  
greater than 4,999 sq. ft. in area within the Neighborhood Commercial - Cluster

District (NC-1) and 40-X Height and Bulk District. The project also includes demolishing a rear portion of the commercial buildings on the corner of California Street and 17th Avenue, subdividing the 5,088 sq. ft. subject lot into two lots, and constructing a vertical addition (that will contain one residential unit) above the existing commercial building.

Preliminary Recommendation: Approval with Conditions

12b. 2009.0175CV (A. STARR: (415) 558-6362)

5495 CALIFORNIA STREET & 214-216 – 17<sup>th</sup> AVENUE - southeast corner of California Street and 17<sup>th</sup> Avenue; Lot 031 in Assessor's Block 1417 - **Request for Rear Yard and Active Street Frontage Variances** pursuant to Section 134, 710.12 and 145.1 of the Planning Code for the construction of a 4-story, 3-unit building and constructing a vertical addition (that will contain one residential unit) above the existing commercial building within the Neighborhood Commercial – Cluster District (NC-1) and 40-X Height and Bulk District. The project also includes the demolition of a 2-story, 2-unit building, the demolition of a rear portion of the commercial buildings on the corner of California Street and 17th Avenue, and subdividing the 5,088 sq. ft. subject lot into two lots.



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting &

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, February 3, 2011

1:30 PM

Regular Meeting

GOVERNMENT  
DOCUMENTS DEPT

JAN 28 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague  
Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [soff@sfgov.org](mailto:soff@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvrs/sunshine](http://www.sfgov.org/bdsuprvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

1:30 PM \_\_\_\_\_

## ROLL CALL:

President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;  
Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2008.0021E (R. COOPER: (415) 575-9027)  
**PARKMERCED PROJECT; 3711 NINETEENTH AVENUE - Certification of the Final Environmental Impact Report** - The project site is located on about 152 acres of land adjacent to Lake Merced (Assessors Block 7303-001, 7303-A-001, 7308-001, 7309-001, 7309-A-001, 7310-001, 7311-001, 7315-001, 7316-001, 7317-001, 7318-001, 7319-001, 7320-003, 7321-001, 7322-001, 7323-001, 7325-001, 7326-001, 7330-001, 7331-004, 7332-004, 7333-001, 7333-003, 7333-A-001, 7333-B-001, 7333-C-001, 7333-D-001, 7333-E-001, 7334-001, 7335-001, 7336-001, 7337-001, 7338-001, 7339-001, 7340-001, 7341-001, 7342-001, 7343-001, 7344-001, 7345-001, 7345-A-001, 7345-B-001, 7345-C-001, 7356-001, 7357-001, 7358-001, 7359-001, 7360-001, 7361-001, 7362-001, 7363-001, 7364-001, 7365-001, 7366-001, 7367-001, 7368-001, 7369-001, and 7370-001). The Proposed Project would increase residential density, provide new commercial and retail services, modify transit facilities, and improve utilities within the site. A new Pre K-5 school and day care facility, a fitness center, and new open space uses, would also be provided. About 1,683 of the existing apartments located in 11 tower buildings would be retained. Over a period of approximately 20 years, the remaining 1,538 existing apartments would be demolished and replaced, and an additional 5,679 net new units would be added, resulting in a total of about 8,900 units on the site. The transportation system modifications would include rerouting the existing Muni Metro M Ocean View line through the development. Infrastructure improvements would include the installation renewable energy sources, such as wind turbines and photovoltaic cells. The Proposed Project would require amendments to the San Francisco Planning Code and the *San Francisco General Plan*. The Planning Code amendments would change the Height and Bulk District Zoning Map and would add a Special Use District (SUD) applicable to the entire Project Site. A Development Agreement is also proposed, which would be accompanied by the proposed *Parkmerced Design Standards and Guidelines* with specific development guidelines. The transportation improvements would require approval of the San Francisco Municipal Transit Authority, the California Public Utilities Commission, and Caltrans. The Draft EIR identified potentially significant, unavoidable environmental impacts on aesthetics, historic architectural resources, transportation, noise, air quality, wind and biological resources.  
Preliminary Recommendation: Certify the Final Environmental Impact Report  
**(Proposed for Continuance to February 10, 2011)**
- 2a. 2008.0021EPMTZW (E. WATTY: (415) 558-6620)  
**PARKMERCED MIXED-USE DEVELOPMENT PROGRAM** - Approval of General Plan Amendment  
**(Proposed for Continuance to February 10, 2011)**
- 2b. 2008.0021EPMTZW (E. WATTY: (415) 558-6620)

**PARKMERCED MIXED-USE DEVELOPMENT PROGRAM** – Approval of Planning Code Amendments  
**(Proposed for Continuance to February 10, 2011)**

- 2c. 2008.0021EPMTZW (E. WATTY: (415) 558-6620)  
**PARKMERCED MIXED-USE DEVELOPMENT PROGRAM** – Approval of Zoning Map Amendments  
**(Proposed for Continuance to February 10, 2011)**
- 2d. 2008.0021EPMTZW (E. WATTY: (415) 558-6620)  
**PARKMERCED MIXED-USE DEVELOPMENT PROGRAM** – Approval of Development Agreement  
**(Proposed for Continuance to February 10, 2011)**
- 2e. 2008.0021EPMTZW (E. WATTY: (415) 558-6620)  
**PARKMERCED MIXED-USE DEVELOPMENT PROGRAM** – Approval of Coastal Zone Permit  
**(Proposed for Continuance to February 10, 2011)**

**B. COMMISSIONERS' QUESTIONS AND MATTERS**

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. Consideration of Adoption:
- Draft Minutes of Regular Meeting of December 16, 2010
4. Consideration of Commission Rules & Regulations
5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**C. DIRECTOR'S REPORT**

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**D. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**E. REGULAR CALENDAR**

8. (T. DISANTO: (415) 575-9113)  
REVIEW FY 2011-12 PROPOSED BUDGET, AND REVENUE OPTIONS
9. 2007.1250U (K. DISCHINGER: (415) 558-6284)  
333 HARRISON STREET, IN-KIND AGREEMENT - The Project Sponsors have received entitlements to build a residential building at 333 Harrison Street, which is part of the Rincon Hill Plan Area. The project is in Rincon Hill Plan Area, and accordingly subject to the Infrastructure Impact Fee. The Project Sponsors are requesting a waiver for \$1.5 Million of their impact fees, for the in-kind provision of a public park at 333 Harrison Street. The full cost of the park is \$8.9 million the impact fees only cover a portion of those costs. The City must identify additional funding in order for the park to be completed.  
Preliminary Recommendation: Approval of Fee Waiver.
10. 2009.0155DDDDDD (M. SMITH: (415) 558-6322)  
3987 20<sup>TH</sup> STREET - south side between Sanchez and Church Streets; Lot 055A in Assessor's Block 3605 - **Requests for Discretionary Review** of Building Permit Application No. 2010.07.06.6032, proposing to construct a roof deck and a three-story horizontal *addition* at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District, the Dolores Heights Special Use District, and a 40-X Height and Bulk District.  
Staff Analysis: **Full** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve  
**NOTE: On January 20, 2011, following testimony the Commission continued the matter to February 3, 2011, by a vote of (+6 -0). Commissioner Miguel was absent. Public hearing remains open**  
(Continued from Regular Meeting of January 20, 2011)
11. 2010.1024 D (E. WATTY: (415) 558-6620)  
2095 MARKET STREET - south side at Church and 14<sup>th</sup> Streets; Lot 065 in Assessor's Block 3544 - **Mandatory Discretionary Review** of Building Permit Application No. 2010.09.29.1894, pursuant to Planning Code Sections 733.84 and 790.141, to allow a new Medical Cannabis Dispensary (dba "The Apothecary") to locate within the existing vacant ground-floor tenant space. The proposed dispensary would not include on-site smoking, vaporizing, or cultivation. The property is located within the Upper Market Neighborhood Commercial Transit District (NCT) District and 50/55-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve
12. 2010.0911D (S. CALTAGIRONE: (415) 558-6625)  
2507 PACIFIC AVENUE - south side between Pierce and Steiner Streets; Lot 017 in Assessor's Block 0586 - **Request for Discretionary Review** of Building Permit Application No. 2010.0423.0985, proposing to construct a garage in the front setback area beneath a new entry stair and to construct a rear addition at the existing three-story, single-family house located within the RH-1 (Residential, House, Single-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Abbreviated** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve.  
(Continued from Regular Meeting of January 20, 2010)

13. 2010.0758D (A. HOLLISTER: (415) 575-9078)  
454 GREENWICH STREET - north side between Grant Avenue and Telegraph Hill Boulevard; Lot 010 in Assessor's Block 0078 - **Request for Discretionary Review** of Building Permit Application No. 2008.06.16.4558, proposing to construct a horizontal addition with a roof deck to the existing partial third floor of the one-unit residential building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Abbreviated** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve  
(Continued from Regular Meeting of January 27, 2010)

#### F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



**\*\*\* NOTICE OF FUTURE AGENDA ITEMS \*\*\***

**PARK MERCED** February 10, 2011  
- Certification of the Final EIR

**TREASURE ISLAND**  
- Informational February 17, 2011  
& March 3, 2011

**2009 HOUSING ELEMENT**  
- Informational February 24, 2011

**2004 & 2009 HOUSING ELEMENT** March 24, 2011  
- Certification of the Final EIR

**2009 HOUSING ELEMENT** March 24, 2011  
- Consideration of a Resolution amending  
the San Francisco General Plan

**CPMC** March 10, 2011  
- Informational

*NOTE: Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.*  
ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING  
ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.

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# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, February 10, 2011

1:30 PM

Regular Meeting

GOVERNMENT  
DOCUMENTS DEPT

FEB - 4 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini, Gwyneth Borden; Rodney Fong, Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65000, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Planning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Arroyo, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code, Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [soff@sfgov.org](mailto:soff@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission Street, 10th floor reception.

1:30 PM \_\_\_\_\_

## ROLL CALL:

President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;  
Kathrin Moore; Hisashi Sugaya

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2010.0571T (D. SÁNCHEZ: 415.575.9082)  
AMENDMENTS TO PLANNING CODE BY ADDING SECTION 102.34 AND AMENDING SECTIONS 204.1, 209.5, 227, 234.1, 234.2, AND ARTICLES 7 AND 8 - Ordinance introduced by Mayor Gavin Newsom and Supervisor David Chiu under Board File No. 101537 to define an urban agricultural use - to amend Sections regulating such use in various zoning districts and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
**(Proposed for Continuance to February 17, 2011)**
2. 2010.0802D (G. CABREROS: (415) 558-6169)  
2774-2776 FILBERT STREET - north side between Baker and Broderick Streets; Lot 014A in Assessor's Block 0942 - **Request for Discretionary Review** of Building Permit Application No. 2009.09.09.6467 proposing to construct a one-story vertical addition to the existing three-story, two-unit building resulting in a four-story, two-unit building in an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve.  
(Continued from Regular Meeting of December 16, 2010)  
**(Proposed for Continuance to March 3, 2011)**
- 3a. 2009.0173DV (D. SÁNCHEZ: (415) 575-9082)  
353 SAN JOSE AVENUE - east side of San Jose between 25<sup>th</sup> Street and 26<sup>th</sup> Streets; Lot 022 in Assessor's Block 6531 - **Mandatory Discretionary Review**, under Planning Code Section 317 requiring review of the demolition of residential buildings and their replacement structures, of Building Permit Application No. 2007.12.12.0285 to construct a four unit multifamily building as the replacement structure within an RM-2 (Residential, Mixed, Moderate Density) District with a 40-X Height and Bulk Designation.  
Preliminary Recommendation: Do not take Discretionary Review and Approve  
**NOTE: On December 16, 2010, following public testimony, the Commission continued the matter to February 10, 2011 by a vote of (+6 -0). Commissioner Fong was absent. Public hearing remains open.**  
(Continued from Regular Meeting of December 16, 2010)  
**(Proposed for Continuance to March 17, 2011)**
- 3b. 2009.0173DV (D. SÁNCHEZ: (415) 575-9082)  
353 SAN JOSE AVENUE - east side of San Jose between 25<sup>th</sup> Street and 26<sup>th</sup> Streets; Lot 022 in Assessor's Block 6531 - **Request for Variance**, pursuant to Planning Code Sections 134 and 140, to not provide a code complying rear yard at the ground level or above where a rear yard of 34 feet 8 inches is required and to not provide dwelling unit exposure for two units for construction of a four unit building within an RM-2 (Residential, Mixed, Moderate Density) District with a 40-X Height and Bulk Designation.

**ZONING ADMINISTRATOR CONTINUED THE MATTER TO FEBRUARY 10, 2011.**

(Continued from Regular Meeting of December 16, 2010)

**(Proposed for Continuance to March 17, 2011)**

- 3c. 2010.1040D (D. SÁNCHEZ: (415) 575-9082)  
**353 SAN JOSE AVENUE** - east side of San Jose between 25<sup>th</sup> Street and 26<sup>th</sup> Streets; Lot 022 in Assessor's Block 6531 - **Mandatory Discretionary Review**, under Planning Code Section 317 requiring review of the demolition of residential buildings and their replacement structures, of Demolition Permit Application No. 2007.12.12.0282 to demolish an existing single family dwelling within an RM-2 (Residential, Mixed, Moderate Density) District with a 40-X Height and Bulk Designation.  
 Preliminary Recommendation: Do not Take Discretionary Review and Approve  
**NOTE: On December 16, 2010, following public testimony, the Commission continued the matter to February 10, 2011 by a vote of (+6 -0). Commissioner Fong was absent. Public hearing remains open.**  
 (Continued from Regular Meeting of December 16, 2010)  
**(Proposed for Continuance to March 17, 2011)**
4. 2010.0673C (M. WOODS: (415) 558-6315)  
**2509 BUSH STREET** - south side between Scott and Divisadero Streets; Lot 032 in Assessor's Block 1051 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303(c) and 712.38, to allow the conversion from residential units to a preschool for 48 children (an "Other Institutions, Large" as defined in Planning Code Section 790.50) on the second and third floor levels of an existing three-story building, containing approximately 3,900 square feet, in the C-3 (Moderate-Scale Neighborhood Commercial) District and 40-X Height and Bulk District.  
 Preliminary Recommendation:  
**(Proposed for Continuance to February 24, 2011)**

**B. COMMISSIONERS' QUESTIONS AND MATTERS**

5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**C. DIRECTOR'S REPORT**

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
8. Governor Brown's Proposed Elimination of Redevelopment Agencies

**D. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.



**E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

**F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

9. 2006.1524E (B. BOLLINGER: (415) 575-9024)  
350 MISSION STREET - Assessor's Block 3710 Lot 017 - **Certification of the Final Environmental Impact Report**. The proposed project would demolish an existing four story building containing office space and retail uses, and construct a new 24-story, 350-foot tall building containing approximately 340,000 square feet of office uses, approximately 6,500 square feet of retail space, approximately 23,500 square feet of subterranean parking area, and approximately 7,000 square feet of publicly-accessible interior open space. The project site is located within the C-3-O (Downtown Office) District and the 550-S Height and Bulk District.  
**Please note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on November 2, 2010. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**  
Preliminary Recommendation: Certify the Final EIR

**G. REGULAR CALENDAR**

- 10a. 2006.1524EKBXV (K. GUY: (415) 558-6163)  
350 MISSION STREET - northeast corner at Fremont Street; Lot 017 of Assessor's Block 3710 - **Consideration of Adoption of Findings under the California Environmental Quality Act**. The proposed project would demolish an existing four story building containing office space and retail uses, and construct a new 24-story, 350-foot tall building containing approximately 340,000 square feet of office uses, approximately 1,000 square feet of retail space, approximately 23,500 square feet of subterranean parking area, and approximately 12,700 square feet of publicly-accessible interior open space. The project site is located within the C-3-O (Downtown Office) District and the 550-S Height and Bulk District.  
Preliminary Recommendation: Adopt Findings.
- 10b. 2006.1524EKBXV (K. GUY: (415) 558-6163)  
350 MISSION STREET - northeast corner at Fremont Street; Lot 017 of Assessor's Block 3710 - **Request for Allocation of Square Footage pursuant to Planning Code Sections 321 and 322 (the Annual Office Development Limitation Program)**. The proposed project would demolish an existing four story building containing office space and retail uses, and construct a new 24-story, 350-foot tall building containing approximately 340,000 square feet of office uses, approximately 1,000 square feet of retail space, approximately 23,500 square feet of subterranean parking area, and approximately 12,700 square feet of publicly-accessible interior open space. The project site is located within the C-3-O (Downtown Office) District and the 550-S Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions.
- 10c. 2006.1524EKBXV (K. GUY: (415) 558-6163)  
350 MISSION STREET - northeast corner at Fremont Street; Lot 017 of Assessor's Block 3710 - **Request for a Determination of Compliance pursuant to Planning Code Section 309**, with exceptions to the requirements for "Separation of Towers", "Reduction of Ground-Level Wind Currents in C-3 Districts", "General Standards for Off-Street Parking

and Loading" to create a curb cut on Fremont Street, and "Bulk Limits". The proposed project would demolish an existing four story building containing office space and retail uses, and construct a new 24-story, 350-foot tall building containing approximately 340,000 square feet of office uses, approximately 1,000 square feet of retail space, approximately 23,500 square feet of subterranean parking area, and approximately 12,700 square feet of publicly-accessible interior open space. The project site is located within the C-3-O (Downtown Office) District and the 550-S Height and Bulk District. Preliminary Recommendation: Approval with Conditions. The Planning Department has made an initial determination that 340,362 square feet of the proposed office uses would be subject to the requirements of the Downtown Park Special Fund (Section 412), Housing for Large-Scale Development (Section 413), and Child-Care Requirements for Office and Hotel Development Projects (Section 414).

Preliminary Recommendation: Approval with Conditions

- 10d. 2006.1524EKBXV (K. GUY: (415) 558-6163)  
350 MISSION STREET - northeast corner at Fremont Street; Lot 017 of Assessor's Block 3710 - **Request for a Variance**, pursuant to Planning Code Section 155(s)(5)(A) to allow a shared parking and loading garage opening with a width of 33 feet, exceeding the maximum permitted width of 27 feet. The proposed project would demolish an existing four story building containing office space and retail uses, and construct a new 24-story, 350-foot tall building containing approximately 340,000 square feet of office uses, approximately 1,000 square feet of retail space, approximately 23,500 square feet of subterranean parking area, and approximately 12,700 square feet of publicly-accessible interior open space. The project site is located within the C-3-O (Downtown Office) District and the 550-S Height and Bulk District. The Zoning Administrator will consider the Variance request concurrently with the Planning Commission's consideration of the other project entitlements at this same hearing.

11. 2010.1121T (A. RODGERS: (415) 558-6395)  
PARKING IN SOUTH OF MARKET AND MISSION BAY - The Commission will consider a proposed Ordinance introduced by Supervisor Daly amending the San Francisco Planning Code by amending Sections 151, 151.1, 151.2, 161, 249.1, 249.23 and Part VII of Article 9 (1) to remove minimum parking requirements and establish maximum parking limits in M-1, C-M, and South of Market districts and the Folsom and Main Residential/Commercial and Fourth and Freelon Streets Special Use Districts to make them consistent with those of neighboring districts, (2) to require that non-residential and non-hotel parking in C-3 in the South of Market Mixed Use districts adjacent to Downtown maintain a fee structure which discourages long-term commuter parking, (3) to make parking controls in the Mission Bay Districts that are subject to the Planning Code consistent with requirements of neighboring districts and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.  
 Recommendation: Approval with Modifications of Proposed Ordinance to Board of Supervisors.

(Continued from Regular Meeting of January 13, 2011)

#### H. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be

exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**\*\*\* NOTICE OF FUTURE AGENDA ITEMS \*\*\***

<b>PARK MERCED</b> - Certification of the Final EIR	<b>February 10, 2011</b>
<b>TREASURE ISLAND</b> - Informational	<b>February 17, 2011 &amp; March 3, 2011</b>
<b>2009 HOUSING ELEMENT</b> - Informational - Consideration of a Resolution of Intent to Initiate General Plan Amendment	<b>February 24, 2011</b>
<b>2004 &amp; 2009 HOUSING ELEMENT</b> - Certification of the Final EIR	<b>March 24, 2011</b>
<b>2009 HOUSING ELEMENT</b> - Consideration of a Resolution amending the San Francisco General Plan	<b>March 24, 2011</b>
<b>CPMC</b> - Informational	<b>March 10, 2011</b>

*NOTE: Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.*  
**ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.**

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**ADDENDUM  
SAN FRANCISCO  
PLANNING COMMISSION  
Notice of Meeting  
&  
Calendar**

**Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, February 10, 2011**

**1:30 PM  
Regular Meeting**

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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**G. REGULAR CALENDAR**

(T. DISANTO (415) 575-9113)

**FY 2011-12 BUDGET DEVELOPMENT** - Review and approval of a balanced FY 2011-12 budget  
for submission to the Mayor's Office (action item).

GOVERNMENT  
DOCUMENTS DEPT

FEB - 7 2011

SAN FRANCISCO  
PUBLIC LIBRARY

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

PHYSICAL CHEMISTRY

LECTURE NOTES

BY

PROFESSOR J. H. KILPATRICK

AND

ASSISTANT PROFESSOR J. E. HOLT

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# SAN FRANCISCO PLANNING COMMISSION

## Notice of

### Special Meeting

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, February 10, 2011

**3:30 PM**  
**Special Meeting**

GOVERNMENT  
DOCUMENTS DEPT

FEB - 4 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

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Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

#### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65000, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and classification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commissioner actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Aary, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2310; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [stiff@sfgov.org](mailto:stiff@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvrs/sunshine](http://www.sfgov.org/bdsuprvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 11th floor reception.

3:30 PM \_\_\_\_\_

## ROLL CALL:

President: Christina R. Olague  
 Vice-President: Ron Miguel  
 Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;  
 Kathrin Moore; Hisashi Sugaya

**A. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

**B. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

1. 2008.0021E\KMPTWZ (R. COOPER: (415) 575-9027)  
3711 – 19<sup>TH</sup> AVENUE AKA PARKMERCED MIXED-USE DEVELOPMENT PROGRAM – Certification of a Final Environmental Impact Report. The Site is generally bounded by Lake Merced Boulevard to the west, Brotherhood Way to the south, Junipero Serra Boulevard, Felix Avenue, Cambon Drive, and 19th Avenue to the east, and Holloway Avenue, Varela Avenue, Serrano Drive, Font Boulevard, Pinto Avenue, and Vidal Drive to the north (Assessor's Blocks 7303-001, 7303-A-001, 7308-001, 7309-001, 7309-A-001, 7310-001, 7311-001, 7315-001, 7316-001, 7317-001, 7318-001, 7319-001, 7320-003, 7321-001, 7322-001, 7323-001, 7325-001, 7326-001, 7330-001, 7331-004, 7332-004, 7333-001, 7333-003, 7333-A-001, 7333-B-001, 7333-C-001, 7333-D-001, 7333-E-001, 7334-001, 7335-001, 7336-001, 7337-001, 7338-001, 7339-001, 7340-001, 7341-001, 7342-001, 7343-001, 7344-001, 7345-001, 7345-A-001, 7345-B-001, 7345-C-001, 7356-001, 7357-001, 7358-001, 7359-001, 7360-001, 7361-001, 7362-001, 7363-001, 7364-001, 7365-001, 7366-001, 7367-001, 7368-001, 7369-001, and 7370-001) – The project, which would be implemented over 20-30 years in multiple phases, includes the addition of approximately 5,700 net new residential units, the demolition and replacement of approximately 1,800 existing units which would remain subject to the San Francisco Rent Stabilization Ordinance, rent-protections and relocation rights for existing tenants; re-alignment and re-design of streets and blocks; re-alignment and improvement of the MUNI M-Oceanview light-rail line and overall transportation improvements; the addition of 310,000sf of new neighborhood-serving retail and office space; 68 acres of new and re-configured public open spaces including neighborhood parks, pedestrian and bike paths, athletic fields, a new farm, and community gardens; a new preschool/elementary school and daycare facility site, a new fitness center; ecological hydrology improvements; and the provision of renewable energy and water infrastructure. The Draft EIR identified potentially significant, unavoidable environmental impacts on aesthetics, historic architectural resources, transportation, noise, air quality, wind and biological resources.  
 Preliminary recommendation: Certify the Final Environmental Impact Report. The public review period for the Draft Environmental Impact Report ended at 5:00 PM on July 12, 2010.

(Continued from Regular Meeting of February 3, 2011)

**C. SPECIAL CALENDAR**

- 2a. 2008.0021E\KMPTWZ (E. WATTY: (415) 558-6620)  
3711 – 19<sup>TH</sup> AVENUE AKA PARKMERCED MIXED-USE DEVELOPMENT – generally bounded by Lake Merced Boulevard to the west, Brotherhood Way to the south, Junipero Serra Boulevard, Felix Avenue, Cambon Drive, and 19th Avenue to the east, and Holloway Avenue, Varela Avenue, Serrano Drive, Font Boulevard, Pinto Avenue, and Vidal Drive to

the north (Assessor's Blocks 7303-001, 7303-A-001, 7308-001, 7309-001, 7309-A-001, 7310-001, 7311-001, 7315-001, 7316-001, 7317-001, 7318-001, 7319-001, 7320-003, 7321-001, 7322-001, 7323-001, 7325-001, 7326-001, 7330-001, 7331-004, 7332-004, 7333-001, 7333-003, 7333-A-001, 7333-B-001, 7333-C-001, 7333-D-001, 7333-E-001, 7334-001, 7335-001, 7336-001, 7337-001, 7338-001, 7339-001, 7340-001, 7341-001, 7342-001, 7343-001, 7344-001, 7345-001, 7345-A-001, 7345-B-001, 7345-C-001, 7356-001, 7357-001, 7358-001, 7359-001, 7360-001, 7361-001, 7362-001, 7363-001, 7364-001, 7365-001, 7366-001, 7367-001, 7368-001, 7369-001, and 7370-001) – **Adoption of CEQA findings** related to the approval of the project described in Items c, d, e, f, and g below.

Preliminary Recommendation: Adopt the CEQA findings.  
(Continued from Regular Meeting of February 3, 2011)

- 2b. 2008.0021EIKMPTWZ (E. WATTY: (415) 558-6620)  
3711 – 19<sup>TH</sup> AVENUE AKA PARKMERCED MIXED-USE DEVELOPMENT PROGRAM – generally bounded by Lake Merced Boulevard to the west, Brotherhood Way to the south, Junipero Serra Boulevard, Felix Avenue, Cambon Drive, and 19th Avenue to the east, and Holloway Avenue, Varela Avenue, Serrano Drive, Font Boulevard, Pinto Avenue, and Vidal Drive to the north (Assessor's Blocks 7303-001, 7303-A-001, 7308-001, 7309-001, 7309-A-001, 7310-001, 7311-001, 7315-001, 7316-001, 7317-001, 7318-001, 7319-001, 7320-003, 7321-001, 7322-001, 7323-001, 7325-001, 7326-001, 7330-001, 7331-004, 7332-004, 7333-001, 7333-003, 7333-A-001, 7333-B-001, 7333-C-001, 7333-D-001, 7333-E-001, 7334-001, 7335-001, 7336-001, 7337-001, 7338-001, 7339-001, 7340-001, 7341-001, 7342-001, 7343-001, 7344-001, 7345-001, 7345-A-001, 7345-B-001, 7345-C-001, 7356-001, 7357-001, 7358-001, 7359-001, 7360-001, 7361-001, 7362-001, 7363-001, 7364-001, 7365-001, 7366-001, 7367-001, 7368-001, 7369-001, and 7370-001) – **Request for a Planning Code Amendments** pursuant to Planning Code Section 302 to add Planning Code Section 249.64, the "Parkmerced Special Use District" (PMSUD), amend Planning Code Section 270 to create a new Bulk District ("BL") for the proposed Parkmerced Special Use District, and amend Planning Code Section 102.5 and 201 to include the Parkmerced Zoning Districts in order to facilitate the long-range development plans outlined in the Parkmerced Mixed-Use Development Program, described in more detail in Item a above. The Planning Commission will consider a resolution recommending these Text Amendments to the Board of Supervisors; and will also consider adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1. Preliminary Recommendation: Recommend approval to the Board of Supervisors  
(Continued from Regular Meeting of February 3, 2011)

- 2c. 2008.0021EIKMPTWZ (E. WATTY: (415) 558-6620)  
3711 – 19<sup>TH</sup> AVENUE AKA PARKMERCED MIXED-USE DEVELOPMENT PROGRAM – generally bounded by Lake Merced Boulevard to the west, Brotherhood Way to the south, Junipero Serra Boulevard, Felix Avenue, Cambon Drive, and 19th Avenue to the east, and Holloway Avenue, Varela Avenue, Serrano Drive, Font Boulevard, Pinto Avenue, and Vidal Drive to the north (Assessor's Blocks 7303-001, 7303-A-001, 7308-001, 7309-001, 7309-A-001, 7310-001, 7311-001, 7315-001, 7316-001, 7317-001, 7318-001, 7319-001, 7320-003, 7321-001, 7322-001, 7323-001, 7325-001, 7326-001, 7330-001, 7331-004, 7332-004, 7333-001, 7333-003, 7333-A-001, 7333-B-001, 7333-C-001, 7333-D-001, 7333-E-001, 7334-001, 7335-001, 7336-001, 7337-001, 7338-001, 7339-001, 7340-001, 7341-001, 7342-001, 7343-001, 7344-001, 7345-001, 7345-A-001, 7345-B-001, 7345-C-001, 7356-001, 7357-001, 7358-001, 7359-001, 7360-001, 7361-001, 7362-001, 7363-001, 7364-001, 7365-001, 7366-001, 7367-001, 7368-001, 7369-001, and 7370-001) – **Request for Zoning Map Amendments** pursuant to Planning Code Section 302 to amend the Planning Code Zoning Map Sheets ZN13, HT13, and SU13 to reclassify Parkmerced from RM-1 (Residential Mixed, Low Density), RM-4 (Residential Mixed, High Density), & RH-1(D) (Residential House, One-Family, Detached) Districts, to PM [Parkmerced Residential (PM-

R), Parkmerced Mixed Use – Social Heart (PM-MU1), Parkmerced Mixed Use – Neighborhood Commons (PM-MU2), Parkmerced School (PM-S), Parkmerced Community/Fitness (PM-CF), and Parkmerced Open Space (PM-OS)], and to make conforming Map Amendments to facilitate the long-range development plans of the Parkmerced Mixed-Use Development Program outlined in more detail in Item a above. The Planning Commission will consider a resolution recommending these Zoning Map Amendments to the Board of Supervisors; and will also consider adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1. Preliminary Recommendation: Recommend approval to the Board of Supervisors (Continued from Regular Meeting of February 3, 2011)

- 2d. 2008.0021E|KMPTWZ (E. WATTY: (415) 558-6620)  
3711 – 19<sup>TH</sup> AVENUE AKA PARKMERCED MIXED-USE DEVELOPMENT PROGRAM – generally bounded by Lake Merced Boulevard to the west, Brotherhood Way to the south, Junipero Serra Boulevard, Felix Avenue, Cambon Drive, and 19th Avenue to the east, and Holloway Avenue, Varela Avenue, Serrano Drive, Font Boulevard, Pinto Avenue, and Vidal Drive to the north (Assessor's Blocks 7303-001, 7303-A-001, 7308-001, 7309-001, 7309-A-001, 7310-001, 7311-001, 7315-001, 7316-001, 7317-001, 7318-001, 7319-001, 7320-003, 7321-001, 7322-001, 7323-001, 7325-001, 7326-001, 7330-001, 7331-004, 7332-004, 7333-001, 7333-003, 7333-A-001, 7333-B-001, 7333-C-001, 7333-D-001, 7333-E-001, 7334-001, 7335-001, 7336-001, 7337-001, 7338-001, 7339-001, 7340-001, 7341-001, 7342-001, 7343-001, 7344-001, 7345-001, 7345-A-001, 7345-B-001, 7345-C-001, 7356-001, 7357-001, 7358-001, 7359-001, 7360-001, 7361-001, 7362-001, 7363-001, 7364-001, 7365-001, 7366-001, 7367-001, 7368-001, 7369-001, and 7370-001) – **Request for a General Plan Amendment** pursuant to Planning Code Section 340 to amend the San Francisco General Plan Urban Design Element Map 4 to make conforming Map Amendments to facilitate the long-range development plans outlined in the Parkmerced Mixed-Use Development Program and described in more detail in Item a above. The Planning Commission will consider a resolution recommending this General Plan Amendment to the Board of Supervisors. Preliminary Recommendation: Recommend approval to the Board of Supervisors (Continued from Regular Meeting of February 3, 2011)
- 2e. 2008.0021E|KMPTWZ (E. WATTY: (415) 558-6620)  
3711 – 19<sup>TH</sup> AVENUE AKA PARKMERCED MIXED-USE DEVELOPMENT PROGRAM – generally bounded by Lake Merced Boulevard to the west, Brotherhood Way to the south, Junipero Serra Boulevard, Felix Avenue, Cambon Drive, and 19th Avenue to the east, and Holloway Avenue, Varela Avenue, Serrano Drive, Font Boulevard, Pinto Avenue, and Vidal Drive to the north (Assessor's Blocks 7303-001, 7303-A-001, 7308-001, 7309-001, 7309-A-001, 7310-001, 7311-001, 7315-001, 7316-001, 7317-001, 7318-001, 7319-001, 7320-003, 7321-001, 7322-001, 7323-001, 7325-001, 7326-001, 7330-001, 7331-004, 7332-004, 7333-001, 7333-003, 7333-A-001, 7333-B-001, 7333-C-001, 7333-D-001, 7333-E-001, 7334-001, 7335-001, 7336-001, 7337-001, 7338-001, 7339-001, 7340-001, 7341-001, 7342-001, 7343-001, 7344-001, 7345-001, 7345-A-001, 7345-B-001, 7345-C-001, 7356-001, 7357-001, 7358-001, 7359-001, 7360-001, 7361-001, 7362-001, 7363-001, 7364-001, 7365-001, 7366-001, 7367-001, 7368-001, 7369-001, and 7370-001) – **Request for Local Coastal Zone Permit** pursuant to Planning Code Section 330 to allow the full implementation of the Parkmerced Mixed-Use Development Program, specifically as it relates to the redevelopment of lots 7309, 7309-A, 7334, 7337, and 7333, which are located within the Local Coastal Permit Zone Area. Preliminary Recommendation: Approval (Continued from Regular Meeting of February 3, 2011)
- 2f. 2008.0021E|KMPTWZ (E. WATTY: (415) 558-6620)



3711 – 19<sup>TH</sup> AVENUE AKA PARKMERCED MIXED-USE DEVELOPMENT PROGRAM – generally bounded by Lake Merced Boulevard to the west, Brotherhood Way to the south, Junipero Serra Boulevard, Felix Avenue, Cambon Drive and 19th Avenue to the east, and Holloway Avenue, Varela Avenue, Serrano Drive, Font Boulevard, Pinto Avenue, and Vidal Drive to the north (Assessor's Blocks 7303-001, 7303-A-001, 7308-001, 7309-001, 7309-A-001, 7310-001, 7311-001, 7315-001, 7316-001, 7317-001, 7318-001, 7319-001, 7320-003, 7321-001, 7322-001, 7323-001, 7325-001, 7326-001, 7330-001, 7331-004, 7332-004, 7333-001, 7333-003, 7333-A-001, 7333-B-001, 7333-C-001, 7333-D-001, 7333-E-001, 7334-001, 7335-001, 7336-001, 7337-001, 7338-001, 7339-001, 7340-001, 7341-001, 7342-001, 7343-001, 7344-001, 7345-001, 7345-A-001, 7345-B-001, 7345-C-001, 7356-001, 7357-001, 7358-001, 7359-001, 7360-001, 7361-001, 7362-001, 7363-001, 7364-001, 7365-001, 7366-001, 7367-001, 7368-001, 7369-001, and 7370-001) – **Request for Approval of a Development Agreement** pursuant to Chapter 56 of the San Francisco Administrative Code between Parkmerced Investors, L.P. and the City and County of San Francisco, related to the Parkmerced Mixed-Use Development Project described in more detail in Item a above.

Preliminary recommendation: Recommend approval to the Board of Supervisors  
(Continued from Regular Meeting of February 3, 2011)

Adjournment:

**SAN FRANCISCO  
PLANNING COMMISSION  
Notice of Meeting  
&  
Calendar**

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, February 17, 2011  
**1:30 PM**  
**Regular Meeting**

GOVERNMENT  
DOCUMENTS DEPT

FEB 11 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague  
Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

**Commission Meeting Procedures**

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [stotf@sfgov.org](mailto:stotf@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine..](http://www.sfgov.org/bdsupvrs/sunshine..)

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

1:30 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 2010.0628C (D. SÁNCHEZ: (415) 575-9082)  
2740 MISSION STREET - west side between 23<sup>rd</sup> and 24<sup>th</sup> Streets, Lot 005 in Assessor's Block 3643 - **Request for Conditional Use Authorization** under Planning Code Sections 703.4, 736.24 and 303 to establish a full service restaurant (dba Pollo Campero) identified as a formula retail use with an outdoor activity area not contiguous to the front property line within the Mission Street Neighborhood Commercial Transit District with a 80-B Height and Bulk designation.  
Preliminary Recommendation: Approval with Conditions  
(Proposed for Continuance to March 3, 2011)

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

- 2010.1035C (M. WOODS: (415) 558-6315)  
3157 - 3161 FILLMORE STREET - west side between Greenwich and Pixley Streets; Lot 002 in Assessor's Block 0515 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303(c) and 725.42, to expand the existing small self-service restaurant (dba Pizza Orgasmica) into an adjacent vacant retail space and convert the operation to a full-service restaurant within the Union Street Neighborhood Commercial District and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

- Commission Comments/Questions
  - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**D. DIRECTOR'S REPORT**

- Director's Announcements

5. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

#### **E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

#### **F. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

#### **G. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

6. 2010.0003CV (K. GUY: (415) 558-6163)  
519 ELLIS STREET/430 EDDY STREET - 519 ELLIS STREET - south side between Hyde and Leavenworth Streets; Lot 028 in Assessor's Block 0334; and, 430 EDDY STREET - north side between Hyde and Leavenworth Streets; Lot 008 in Assessor's Block 0334 - **Request for an amendment to the conditions of approval for two previously approved Conditional Use authorizations**, pursuant to Planning Code Section 303, to extend the performance period for an additional three years for two previously approved companion projects that would demolish two existing surface parking lots and construct two five-story buildings containing a total of 46 affordable dwelling units for senior citizens. The subject properties are within the RC-4 (Residential-Commercial Combined, High Density) Zoning District, the 80-T Height and Bulk District, and the North of Market Residential Special Use District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of January 13, 2011)  
**NOTE: On January 13, 2011, following public testimony, the Commission passed a motion of intent to disapprove the request by a vote of (+6 -1) Antonini voted against.**

#### **H. REGULAR CALENDAR**

7. 2010.0571T (D. SÁNCHEZ: 415.575.9082)  
AMENDING PLANNING CODE CONTROLS FOR URBAN AGRICULTURE [BOS FILE NO. 10-1537] - **Hearing of a proposed Ordinance that would amend the San Francisco Planning Code by adding Section 102.34 to define urban agriculture, including neighborhood agriculture and urban industrial agriculture, and amending Sections 204.1, 209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts; and making various findings including environmental findings, Planning Code Section 101 and 302 findings, and General Plan consistency findings.** The Commission will consider the proposed Ordinance, introduced by Mayor Gavin Newsom and now sponsored by Mayor Ed Lee and Supervisor David Chiu, which would amend the Planning Code as described with additional modifications as recommended by the Planning Department.  
Preliminary Recommendation: Approval with Modifications  
(Continued from Regular Meeting of February 10, 2011)

8. 2010.0831C (D. SANCHEZ: (415) 575-9082)  
255 12<sup>TH</sup> STREET - northwest corner of 12<sup>th</sup> Street and Kissling Street, Lot 019 in Assessor's Block 3516 - **Request for Conditional Use Authorization** under Planning Code Sections 816.73 and 303 to install a wireless transmission facility consisting of twelve panel antennas on an existing parking structure. The antennas are proposed in Location Preference 4 (Preferred Location - Industrial/Commercial Site) according to the Wireless Telecommunications Services Siting Guidelines, as part of the AT&T telecommunications network within the Service/Light Industrial Residential District and a 50-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
9. 2010.0894C (S. YOUNG: (415) 558-6346)  
4308 GEARY BOULEVARD - north side between 7<sup>th</sup> and 8<sup>th</sup> Avenues; Lot 057 in Assessor's Block 1439 - **Request for Conditional Use Authorization** under Sections 712.54 and 303 of the Planning Code to convert vacant commercial tenant space (formerly occupied by a beauty salon) with approximately 720 square feet of floor area into a massage establishment (dba Geary Health Center) on the second floor of the three-story, commercial building within an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
10. 2011.0032D (R. CRAWFORD: (415) 558-6358)  
235 FRANCISCO STREET - south side between Stockton Street and Grant Avenue; Lot 065 in Assessor's Block 0054 - **Request for Discretionary Review** of Building Permit Application No. 2010.1109.4560, proposing to convert 47 square feet of the existing third floor balcony to an enclosed sunroom and replace the existing spiral stairs with a new spiral stair at the rear of a three-story, one-unit residential building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Abbreviated** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
11. 2010.0556D (A. HOLLISTER: (415) 575-9078)  
1500 GRANT AVENUE - northeast corner of Grant Avenue and Union Street, Lot 024 in Assessor's Block 0104 - **Request for Discretionary Review** of Building Permit Application No. 2009.10.15.9053, proposing to add a T-Mobile micro wireless telecommunications service facility consisting of a panel antenna shrouded inside a faux vent pipe structure and equipment cabinets. The faux vent pipe would be mounted on the rooftop of the subject building, while the equipment cabinets would be mounted to the wall of an existing penthouse stair structure. The subject property is located in the North Beach Neighborhood Commercial District, the North Beach Special Use District, the Telegraph Hill-North Beach Residential Special Use District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.  
Staff Analysis: **Full** Discretionary Review  
(Continued from Regular Meeting of December 2, 2010)
12. 2010.0557D (A. HOLLISTER: (415) 575-9078)  
1653 GRANT AVENUE (AKA 501 GREENWICH STREET) - southwest corner of Grant Avenue and Greenwich Street, Lot 001 in Assessor's Block 0088 - **Request for Discretionary Review** of Building Permit Application No. 2009.06.26.1437, proposing to add a T-Mobile micro wireless telecommunications service facility consisting of an omni antenna shrouded inside a faux vent pipe structure and equipment cabinets. The faux vent pipe would be mounted on the rooftop of the subject building, while the equipment cabinets would be mounted to the wall of an existing penthouse stair structure. The subject property is located in the RM-2 (Residential, Mixed, Moderate Density) District,

the Telegraph Hill-North Beach Residential Special Use District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed

Staff Analysis: **Full Discretionary Review**

(Continued from Regular Meeting of December 2, 2010)

13. 2010.0558D (A. HOLLISTER: (415) 575-9078)  
1763 STOCKTON STREET - southwest corner of Stockton and Greenwich Streets; Lot 001 in Assessor's Block 0089 - **Request for Discretionary Review** of Building Permit Application No. 2009.11.05.0626, proposing to add a T-Mobile micro wireless telecommunications service facility consisting of a panel antenna shrouded inside a faux vent pipe structure and equipment cabinets. The faux vent pipe and equipment cabinets would be mounted on the rooftop of the subject building. The subject property is located in the North Beach Neighborhood Commercial District, the North Beach Special Use District, the Telegraph Hill-North Beach Residential Special Use District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.  
Staff Analysis: **Full Discretionary Review**  
(Continued from Regular Meeting of December 2, 2010)
14. 2009.1029C (G. CABREROS: (415) 558-6169)  
1268 LOMBARD STREET - north side between Polk and Larkin Streets; Lot 015 of Assessor's Block 0500 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 303, to allow the construction of four dwelling units on the subject lot at a dwelling unit density ratio of to one unit per each 1,000 square feet of lot area within the RH-3 (Residential, House, Three Family) Zoning District and 40-X Height and Bulk District. The project includes new construction of a four-story, four-unit building on a vacant lot approximately 4,700 square feet in area.  
Preliminary Recommendation: Approval with Condition  
(Continued from Regular Meeting of February 3, 2011)
- 15a. 2010.0001D (G. CABREROS: (415) 558-6169)  
45 GRATTAN STREET - south side between Cole and Belvedere Streets; Lot 028 in Assessor's Block 1280 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2010.01.08.4446, proposing to demolish a two-story, single-family residence within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Do not take Discretionary Review and approve  
(Continued from Regular Meeting of February 3, 2011)
- 15b. 2010.1152DDDD (G. CABREROS: (415) 558-6169)  
45 GRATTAN STREET - south side between Cole and Belvedere Streets; Lot 028 in Assessor's Block 1280 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2010.01.08.4443, proposing to construct a new four-story, two-unit building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. Three separate requests for Discretionary Review have also been filed by members of the public against the replacement project.  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Do not take Discretionary Review and approve  
(Continued from Regular Meeting of February 3, 2011)



**6:00 PM**

Although the following case might be heard after 6:00 p.m., it will not be heard prior to 6:00 p.m.

16. 2007.0903 (D. ALUMBAUGH: (415) 558-6601)  
TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT - INFORMATIONAL ONLY - Lots 001 and 002 in Assessor's Block 1939 - Informational presentation to provide an overview regarding the Treasure Island/Yerba Buena Island Redevelopment Project and associated components including: (1) Redevelopment Plan and Land Use Plan, (2) Design for Development document, (3) Phasing Plan, and (4) Housing Plan and associated Transition Housing Rules and Regulations. The project proposes approximately 8,000 dwelling units, 140,000 square feet of retail uses, 100,000 square feet of commercial office space, 500 hotel rooms, 300 acres of open space, and various public services, civic, and institutional uses.  
Preliminary Recommendation: Informational Presentation Only

**I. PUBLIC COMMENT**

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**\*\*\* NOTICE OF PROPOSED FUTURE AGENDA ITEMS \*\*\*****TREASURE ISLAND****- Informational****February 17, 2011  
& March 3, 2011****2009 HOUSING ELEMENT****- Informational****February 24, 2011****- Consideration of a Resolution of Intent to Initiate  
General Plan Amendment****2004 & 2009 HOUSING ELEMENT****March 24, 2011****- Certification of the Final EIR****2009 HOUSING ELEMENT****March 24, 2011****- Consideration of a Resolution amending  
the San Francisco General Plan****Planning Commission Rules & Regulations****March 3, 2011****- Consider establishing parameters for length of hearings  
- Review rules for blocks of time & consider amendments****CPMC****March 10, 2011****- Informational**

*NOTE: Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.*

**ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING  
ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.**



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1/24/11  
rec'd

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, February 24, 2011  
**10:30 AM**  
Special Meeting

02-18-11 P03:57 WED  
GOVERNMENT  
DOCUMENTS DEPT

FEB 18 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague  
Vice President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin  
Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Or

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And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

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conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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10:30 AM \_\_\_\_\_

ROLL CALL:

President:	Christina R. Olague
Vice President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. SPECIAL CALENDAR**

1. (D. SIDER: (415) 558-6697)  
GENERAL ADVERTISING SIGN PROGRAM ANNUAL REPORT- Informational  
**Presentation** on the status of the Department's General Advertising Sign Program (GASP). Planning Code Section 604.2(h) requires that the Planning Department submit to the Planning Commission and Board of Supervisors an annual report on the program that includes revenues, expenditures, and a progress report on the program's activities.
2. 2005.1004MTZ (J. SWAE: (415) 575-9069)  
GLEN PARK COMMUNITY PLAN - INFORMATIONAL PRESENTATION - Staff briefing on status of Glen Park community planning effort including community process, draft Plan and recommendations in the areas of land use, transportation and open space.  
Preliminary Recommendation: No Action requested. Informational only

Adjournment:



55  
14  
2/24/11

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, February 24, 2011  
1:30 PM  
Regular Meeting

05-13-11 10:23:07 AM  
GOVERNMENT  
DOCUMENTS DEPT

FEB 18 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague  
Vice President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Or

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And

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1:30 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

- 1a. 2010.0423CV (C. TEAGUE: (415) 575-9081)  
140 9<sup>TH</sup> STREET - west side between Mission and Howards Streets; Lot 005 of Assessor's Block 3509 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 816.15 to convert the existing building into an arts complex including two dwelling units, eight group housing units, and artist studio and gallery space within the SLR (Service/Light Industrial/Residential) Zoning District, Western SoMa Special Use District, and 50-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of January 27, 2011)
- 1b. 2010.0423CV (C. TEAGUE: (415) 575-9081)  
140 9<sup>TH</sup> STREET - west side between Mission and Howards Streets; Lot 005 of Assessor's Block 3509 - **Request for Variances**, pursuant to Planning Code Sections 134, 135, and 151 for rear yard, open space, and parking requirements for two dwelling units and eight group housing units. The project proposes to convert the existing building into an arts complex including two dwelling units, eight group housing units, and artist studio and gallery space within the SLR (Service/Light Industrial/Residential) Zoning District, Western SoMa Special Use District, and 50-X Height and Bulk District.  
(Continued from Regular Meeting of January 27, 2011)
2. 2010.1043C (S. LAI: (415) 575-9087)  
1214 20<sup>TH</sup> AVENUE - east side, between Irving Street and Lincoln Way, Lot 042 in Assessor's Block 1731 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.3(f) and 303, to establish a new child care facility for 13 or more children d.b.a. "The Neighborhood School", within the RM-2 (Residential, Mixed Moderate Density) and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
3. 2010.0793C (S. YOUNG: (415) 558-6346)  
626 CLEMENT STREET - north side between 7<sup>th</sup> and 8<sup>th</sup> Avenues; Lot 022 in Assessor's Block 1426 - **Request for Conditional Use Authorization** under Sections 716.42, 303, and 178(e)(2) of the Planning Code to add a full-service restaurant use (dba Volar Roman House) to an existing karaoke lounge (dba Volar Karaoke) on the ground floor of



a two-story mixed-use building within the Inner Clement Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

4. 2011.0087M (L. LANGLOIS: (415) 575-9073)  
INTENTION TO INITIATE DEPARTMENT SPONSORED GENERAL PLAN AMENDMENTS RELATED TO THE COMMUNITY SAFETY ELEMENT - Pursuant to Planning Code Section 340, the Planning Commission will consider a Resolution of Intention to initiate minor text amendments to the Community Safety Element of the General Plan. The proposed General Plan amendment would add language to reference the most recent Hazard Mitigation Plan. This amendment would allow the City and County of San Francisco to qualify for additional funding for certain disaster recovery projects per California Assembly Bill AB 2140.  
Preliminary Recommendation: Approve a draft resolution of intention to initiate amendments to the General Plan and schedule a public hearing.

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

#### F. REGULAR CALENDAR

8. 2010.0673C (M. WOODS: (415) 558-6315)  
2509 BUSH STREET - south side between Scott and Divisadero Streets; Lot 032 in Assessor's Block 1051 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303(c), 317(f) and 712.38, to allow the conversion from two residential units to a preschool for up to 48 children (an "Other Institutions, Large" as defined in Planning Code Section 790.50) in an existing two-story over basement building, containing approximately 3,900 square feet, in the NC-3 (Moderate-Scale Neighborhood Commercial) District and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of February 10, 2011)

9. 2010.0766Z (G. CABREROS: (415) 558-6169)  
2451 SACRAMENTO STREET – south side between Fillmore and Webster Streets; Lot 037 in Assessor's Block 0636 - **Recommendation to Board of Supervisors to Adopt a Zoning Map Amendment** pursuant to Planning Code Section 302 to change the zoning district of the subject lot from the RM-1 District to the adjacent Upper Fillmore Neighborhood Commercial District. The Planning Commission will consider a resolution recommending this Zoning Map Amendment to the Board of Supervisors; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.  
Preliminary Recommendation: Recommend Adoption
10. 2005.1204D (E. WATTY: (415) 558-6620)  
449 BUENA VISTA AVENUE EAST - south side between Park Hill Avenue and Upper Terrace; Lot 063 in Assessor's Block 2607 - **Request for Discretionary Review** of Building Permit Application No. 2005.11.07.7601 proposing construction of horizontal front, vertical, and horizontal rear additions to an existing two-unit dwelling within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Full** Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve

## **5:00 P.M.**

11. (S. DENNIS PHILLIPS: (415) 558-6314)  
SUSTAINABLE COMMUNITIES STRATEGY - **Informational Report** - on Senate Bill 375, the Sustainable Communities Strategy (SCS) and the effect of the law on local governments as well as the Bay Area as a region. This report is based on reports provided to Planning Department staff by the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG). No action is required on this item.
12. (T. OJEDA: (415) 558-6251)  
MARKET & OCTAVIA PLAN MONITORING REPORT (2005-2009) INFORMATIONAL PRESENTATION BY STAFF – **The Market & Octavia Plan Monitoring Report describes commercial and residential development activities and transportation trends in the Market and Octavia Plan area between 2005 and 2009.** It is the first five-year time series monitoring report since the Plan's adoption in 2008 and accounts for new construction, demolitions and alterations completed in the last five years as well as provides near term development trends in the pipeline. The *Report* also discusses community improvements in transit infrastructure and services, affordable housing construction, and first source hiring. The *Market & Octavia Five Year Monitoring Report* is available for the public at the Planning Department and through the department website. A supplemental report has been prepared by the Market/Octavia Plan Community Advisory Committee (CAC) and is being submitted to the Commission in addition to the Monitoring Report.  
Preliminary Recommendation: No Action requested. Informational only
13. 2007.1275M (K. DISCHINGER: (415) 558-6284)  
2009 HOUSING ELEMENT UPDATE - **Consideration of a Resolution of intention to initiate amendments to the San Francisco General Plan.** Pursuant to San Francisco Charter Section 4.105, Planning Code § 340(c) and § 306.3, consideration of a Resolution of intention to initiate an amendment to the San Francisco General Plan, a proposed revision of the Housing Element. At the hearing, the Planning Commission may

consider adopting a Resolution of Intention to initiate amendments to the General Plan, and schedule a public hearing to consider adopting the proposed General Plan amendment.

Preliminary Recommendation: Approval

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**\*\*\* NOTICE OF PROPOSED FUTURE AGENDA ITEMS \*\*\*****2009 HOUSING ELEMENT**

- Informational
- Consideration of a Resolution of Intent to Initiate General Plan Amendment

**February 24, 2011****TREASURE ISLAND**

- Informational

**March 3, 2011****Planning Commission Rules & Regulations**

- Consider establishing parameters for length of hearings
- Review rules for blocks of time & consider amendments
- Consider possible amendment to document submittals

**March 3, 2011****CPMC**

- Informational

**March 10, 2011****2004 & 2009 HOUSING ELEMENT**

- Certification of the Final EIR

**March 24, 2011****2009 HOUSING ELEMENT**

- Consideration of a Resolution amending the San Francisco General Plan

**March 24, 2011**

*NOTE: Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.*

**ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.**



**SAN FRANCISCO  
PLANNING COMMISSION  
Notice of Meeting  
&  
Calendar**

**Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, March 3, 2011  
1:30 PM  
Regular Meeting**

02-25-11 PM 4:00 PM  
GOVERNMENT  
DOCUMENTS DEPT

FEB 25 2011

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#### COMMUNICATIONS

Note. Each item on the Consent or Regular calendar may include the following documents:

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- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.



1:30 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2010.0367DDV  
**54-62 PERALTA STREET - Requests for Discretionary Review** for Building Permit Application Nos. 2009.1231.4050 and 2009.1231.4052 proposing to construct two new three-story, two-family dwellings on two adjacent down-sloping lots, in a RH-2 (Residential, Two-Family House) District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Not Take Discretionary Review and approve as proposed.  
**(Proposed for Continuance to March 17, 2011)**
- 1b. 2010.0367DDV  
**54-62 PERALTA STREET - Request for off-street parking Variance** pursuant to Planning Code Section 242(e)(4) for the proposed construction of two new three-story, two-family dwellings on two adjacent down-sloping lots, in a RH-2 (Residential, Two-Family House) District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.  
**(Proposed for Continuance to March 17, 2011)**
2. 2011.0105T (K. DISCHINGER: (415) 558-6284)  
**AMENDING PLANNING CODE INCLUSIONARY HOUSING CONTROLS TO ADD NEW ALTERNATIVE IN MARKET AND OCTAVIA PLAN AREA [BOS FILE NO. 11-0085] - Hearing of a proposed Ordinance that would amend the San Francisco Planning Code by amending Section 415.5 to provide for a new land dedication alternative in the Market and Octavia Plan Area in lieu of payment of the Affordable Housing Fee; and adding Section 415.10 to provide for the requirements of such land dedication; and making various findings including environmental findings, Planning Code Section 101 and 302 findings, and General Plan consistency findings.** The Commission will consider the proposed Ordinance, introduced by Supervisor Dufty, which would amend the Planning Code as described with additional modifications as recommended by the Planning Department.  
Preliminary Recommendation: Approval with Modifications  
**(Proposed for Continuance to May 5, 2011)**
3. (L. AVERY: (415) 558-6407)  
**COMMISSION'S RULES & REGULATIONS** – The Planning Commission will hold a public hearing to discuss and consider amending its Rules and Regulations that could include, but is not limited to, establishing parameters for the length of its public hearings; consider amendments to the public's requests for blocks of time; and consider possible amendments for the submitting of documents.  
**(Proposed for Continuance to March 17, 2011)**

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2011.0010C (E. JACKSON: (415) 558-6363)  
1493 VALENCIA STREET - east side between 25<sup>th</sup> and 26<sup>th</sup> Streets; Lot 043 in Assessor's Block 6530 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 726.1, and 790.60, to convert the ground floor of an existing building to a new massage establishment, within the Valencia Street Neighborhood Commercial Transit District (Valencia NCT) and a 55-X Height and Bulk District. The project proposes a new foot massage business (dba *Relax Feet Massage*) in a 1,000 square foot commercial space on the ground floor.  
Preliminary Recommendation: Approval with Conditions
5. 2011.0021U (T. SULLIVAN: (415) 558-6257)  
2011 LARGE TOURIST HOTEL ANNUAL INVENTORY - Section 41F.3(g) of the Administrative Code requires that an annual inventory of the number of rooms commercially available for rent as of March 1, 2011 in Large Tourist Hotels (hotels with over 100 rooms) be adopted by the Planning Commission. The Commission adopted a Baseline Inventory in Resolution No. 17822 on February 5, 2009. The Administrative Code further requires that an annual inventory of the number of Tourist Hotel Rooms commercially available for rent be updated each year thereafter. This hearing is for the Commission to consider adoption of the 2011 Annual Inventory to update the Baseline Inventory. More information is available at [http://www.sfgov.org/site/planning\\_index.asp?id=81515](http://www.sfgov.org/site/planning_index.asp?id=81515).  
Preliminary Recommendation: Adoption of Baseline Inventory.

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**D. DIRECTOR'S REPORT**

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

**G. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

- 9a. 2009.0175C (A. STARR: (415) 558-6362)  
5495 CALIFORNIA STREET & 214-216 17<sup>th</sup> AVENUE - southeast corner of California Street and 17<sup>th</sup> Avenue; Lot 031 in Assessor's Block 1417 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 317, 710.11 and 710.39 to allow the demolition of a 2-story, 2-unit building and the construction of a 4-story, 3-unit building and to allow the development of a lot greater than 4,999 sq. ft. in area within the Neighborhood Commercial – Cluster District (NC-1) and 40-X Height and Bulk District. The project also includes demolishing a rear portion of the commercial buildings on the corner of California Street and 17th Avenue, subdividing the 5,088 sq. ft. subject lot into two lots, and constructing a vertical addition (that will contain one residential unit) above the existing commercial building.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of January 27, 2011)  
**NOTE: On January 27, 2011, following public testimony, the Commission continued the matter to 3/3/11 by a vote of (+5 -0), directing the project sponsor to work with Department staff to refine the project's design. Fong was absent; Antonini was recused.**

- 9b. 2009.0175CV (A. STARR: (415) 558-6362)  
5495 CALIFORNIA STREET & 214-216 – 17<sup>th</sup> AVENUE - southeast corner of California Street and 17<sup>th</sup> Avenue; Lot 031 in Assessor's Block 1417 - **Request for Rear Yard and Active Street Frontage Variances** pursuant to Section 134, 710.12 and 145.1 of the Planning Code for the construction of a 4-story, 3-unit building and constructing a vertical addition (that will contain one residential unit) above the existing commercial building within the Neighborhood Commercial – Cluster District (NC-1) and 40-X Height and Bulk District. The project also includes the demolition of a 2-story, 2-unit building, the demolition of a rear portion of the commercial buildings on the corner of California Street and 17<sup>th</sup> Avenue, and subdividing the 5,088 sq. ft. subject lot into two lots.  
(Continued from Regular Meeting of January 27, 2011)  
**NOTE: The Zoning Administrator closed the public hearing on the related Variance request and continued the item to March 3, 2011.**

**H. REGULAR CALENDAR**

10. 2011.0046T (A. RODGERS: (415) 558-6395)  
AMENDING PLANNING CODE CONTROLS FOR THE NC-3 DISTRICT OF FILLMORE STREET BETWEEN BUSH AND MCALLISTER STREETS [BOS FILE NO. 11-0010] - **Hearing of a proposed Ordinance that would amend the San Francisco Planning Code by amending Section 145.4 of the Code to require active ground-floor commercial uses in properties fronting on Fillmore Street between Bush and McAllister Streets in the NC-3 District; and making various findings including environmental findings, Planning Code Section 101 and 302 findings, and General Plan consistency findings. The Commission will consider the proposed Ordinance, introduced by Supervisor Mirkarimi, which would amend the Planning Code as described with additional modifications as recommended by the Planning Department.**  
Preliminary Recommendation: Approval with Modifications

11. 2010.0628C (D. SÁNCHEZ: (415) 575-9082)  
2740 MISSION STREET - west side between 23<sup>rd</sup> and 24<sup>th</sup> Streets, Lot 005 in Assessor's Block 3643 - **Request for Conditional Use Authorization** under Planning Code Sections 703.4, 736.24 and 303 to establish a full service restaurant (dba Pollo Campero) identified as a formula retail use with an outdoor activity area not contiguous to the front property line within the Mission Street Neighborhood Commercial Transit District with a 80-B Height and Bulk designation.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of February 17, 2011)
12. 2010.0802D (G. CABREROS: (415) 558-6169)  
2774-2776 FILBERT STREET - north side between Baker and Broderick Streets; Lot 014A in Assessor's Block 0942 - **Request for Discretionary Review** of Building Permit Application No. 2009.09.09.6467 proposing to construct a one-story vertical addition to the existing three-story, two-unit building resulting in a four-story, two-unit building in an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Take Discretionary Review and Approve with modifications  
(Continued from Regular Meeting of December 16, 2010)
13. 2011.0100D (M. SMITH: (415) 558-6322)  
422 DAY STREET - north side between Castro and Noe Streets; Lot 009 in Assessor's Block 6630 - **Staff Initiated Request for Discretionary Review** of Building Permit Application No. 2010.09.14.0807 proposing to construct a one-story vertical addition to the existing two-story, single-family dwelling resulting in a three-story, single-family dwelling in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Take Discretionary Review and approve with modifications.

## 5:00 P.M

- 14a. 2007.0903 (K. GUY: (415) 558-6163)  
TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT - INFORMATIONAL ONLY; Lots 001 and 002 in Assessor's Block 1939 - Informational presentation to provide an overview regarding the Treasure Island/Yerba Buena Island Redevelopment Project and associated components including: (1) Parks and Open Space Plan, (2) Sustainability Plan, (3) Infrastructure Plan, and (4) Financing Plan. The project proposes approximately 8,000 dwelling units, 140,000 square feet of retail uses, 100,000 square feet on commercial office space, 500 hotel rooms, 300 acres of open space, and various public services, civic, and institutional uses.  
Preliminary Recommendation: Informational Presentation Only
- 14b. 2007.0903MTZ (K. GUY: (415) 558-6163)  
TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT - Lots 001 and 002 in Assessor's Block 1939; **Request to Initiate Amendments to the General Plan**, in order to incorporate into the General Plan policies and figures that facilitate the development of the Treasure Island/Yerba Buena Island Redevelopment Project, including the Commerce and Industry Element, Community Facilities Element, Community Safety Element, Housing Element, Recreation and Open Space Element, Transportation Element, Urban Design Element, and Land Use Index, and maps and

figures in various elements. The Treasure Island/Yerba Buena Island Redevelopment Project proposes approximately 8,000 dwelling units, 140,000 square feet of retail uses, 100,000 square feet on commercial office space, 500 hotel rooms, 300 acres of open space, and various public services, civic, and institutional uses.  
Preliminary Recommendation: Approve Resolution to Initiate

- 14c. 2007.0903MTZ (K. GUY: (415) 558-6163)  
**TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT** - Lots 001 and 002 in Assessor's Block 1939; **Request to Initiate Amendments to the Planning Code**, to amend Section 105 relating to height and bulk limits for Treasure Island and Yerba Buena Island, establish the Treasure Island/Yerba Buena Island Special Use District, establish the "TI" Height and Bulk District, including special height provisions for the Treasure Island/Yerba Buena Island Special Use District and the "TI" Height and Bulk District, and amend the bulk limits table associated with Section 270 to recognize this district. These amendments are related to the Treasure Island/Yerba Buena Island Redevelopment Project, which proposes approximately 8,000 dwelling units, 140,000 square feet of retail uses, 100,000 square feet on commercial office space, 500 hotel rooms, 300 acres of open space, and various public services, civic, and institutional uses.  
 Preliminary Recommendation: Approve Resolution to Initiate
- 14d. 2007.0903MTZ (K. GUY: (415) 558-6163)  
**TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT** - Lots 001 and 002 in Assessor's Block 1939; **Request to Initiate Amendments to the Zoning Map**, to show the zoning designations of Treasure Island and Yerba Buena Island, establish the "TI" Height and Bulk District for Treasure Island and Yerba Buena Island, and establish the Treasure Island/Yerba Buena Island Special Use District add new Sectional Map SU14 to establish the Treasure Island/Yerba Buena Island Special Use District. These amendments are related to the Treasure Island/Yerba Buena Island Redevelopment Project, which proposes approximately 8,000 dwelling units, 140,000 square feet of retail uses, 100,000 square feet on commercial office space, 500 hotel rooms, 300 acres of open space, and various public services, civic, and institutional uses.  
 Preliminary Recommendation: Approve Resolution to Initiate

## I. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**\*\*\* NOTICE OF PROPOSED FUTURE AGENDA ITEMS \*\*\***

CPMC  
- Informational March 10, 2011

2004 & 2009 HOUSING ELEMENT  
- Certification of the Final EIR March 24, 2011

2009 HOUSING ELEMENT  
- Consideration of a Resolution amending  
the San Francisco General Plan March 24, 2011

*NOTE: Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.*  
ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING  
ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, March 10, 2011**  
**1:30 PM**  
**Regular Meeting**

06-03-11A11-12 REV01  
GOVERNMENT  
DOCUMENTS DEPT

MAR - 4 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague  
Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.



Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

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#### COMMUNICATIONS

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1:30 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2010.0321C (S. YOUNG: (415) 558-6346)  
1765 WALLER STREET - south side between Stanyan and Shrader Streets; Lot 028 in Assessor's Block 1250 - **Request for Conditional Use Authorization** under Sections 121.2, 161(j), and 303 of the Planning Code to legalize the elimination of a residential off-street parking space and to allow a use size that exceeds 2,499 square feet of floor area on the ground floor of a two-story, mixed-use building within the Haight Street Neighborhood Commercial Zoning District, Haight Street Alcohol Restricted Use Subdistrict, and 40-X Height and Bulk District. The residential off-street parking space has been converted to retail commercial space that is used in conjunction with the authorized commercial space at the rear of the ground floor. The expanded commercial space contains 2,870 square feet of floor area.  
Preliminary Recommendation: Pending  
**(Proposed for Continuance to March 17, 2011)**
  
- 2a. 2009.0906CV (R. CRAWFORD: (415) 558-6358)  
34-36 PLEASANT STREET - north side between Taylor and Jones Streets; Lot 020 in Assessor's Block 0221 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 253 and 303 to allow to construction of a two story addition to the existing two stories over garage dwelling. The addition will increase height of the building to approximately 49 feet 9 inches and increase the number of dwelling units in the building from 2 to 3. The project site is located within the RM-3 (Residential Mixed, Medium Density) District, and the 65 A Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of January 20, 2011)  
**(Proposed for Continuance to May 19, 2011)**
  
- 2b. 2009.0906CV (R. CRAWFORD: (415) 558-6358)  
34-36 PLEASANT STREET - north side between Taylor and Jones Streets; Lot 020 in Assessor's Block 0221 - **Request for Variances**, pursuant to Planning Code Sections 134 to modify the rear yard requirement in the Van Ness Special Use District, to allow an 11 foot deep rear yard where 15 feet is required. The project proposes to construct a two story addition to the existing two stories over garage dwelling. The addition will increase the number of dwelling units in the building from 2 to 3. The project site is located within the RM-3 (Residential Mixed, Medium Density) District, and the 65 A Height and Bulk District.  
(Continued from Regular Meeting of January 20, 2011)  
**(Proposed for Continuance to May 19, 2011)**

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. 2011.0011C (T. WANG: (415) 558-6335)  
4042 24<sup>th</sup> STREET - on the north side of 24<sup>th</sup> Street between Castro and Noe streets; Lot 014 in Assessor's Block 3656 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 728.26 and 303 to allow a walk-up facility (customer pick-up window) that is not recessed three feet from the front property line at the full-service restaurant (d.b.a. Patxi's Chicago Pizza) within the 24<sup>th</sup> Street - Noe Valley Neighborhood Commercial District and a 40-X Height and bulk District.  
Preliminary Recommendation: Approval with Conditions

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**D. DIRECTOR'S REPORT**

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
7. 2011.0070I (R. CRAWFORD: (415) 558-6358)  
1355 SANSOME STREET - southwest corner of Sansome and Greenwich Streets Lot 048, of Assessor's Block 0085 **Informational Presentation on Draft Institutional Master Plan (IMP)**, pursuant to Planning Code Section 304.5. The Hult International Business School's IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and development plans within the C-2, Community Business and 84-E Height and Bulk Districts (Downtown, Retail) District, and the 80-130 F Height and Bulk District.  
Preliminary Recommendation: Informational presentation, no action requested

**E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. REGULAR CALENDAR**

8. 2009.0378C (E. OROPEZA: (415) 558-6381)  
224 TOWNSEND STREET - between Ritch and Clyde Streets; Lot 013 in Assessor's Block 3787 - **Request for Conditional Use Authorization** to establish a "Public Automobile Parking Garage" use for up to five years per Planning Code Sections 817.30 and 890.12 all within the SLI (Service Light Industrial) District, and a 65-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
- 9a. 2010.0162DDV (R. CRAWFORD: (415) 558-6358)  
1945 HYDE STREET - west side at Russell Street; Lot 002 in Assessor's Block 0123 - **Requests for Discretionary Review** of Building Permit Application No. 2010 0517 2557 proposing to convert a 58 stall parking garage to a mixed use building with 7 dwelling units, 14 parking spaces and a commercial unit. The project will add a one-story vertical addition to the top of the building that will be setback 12 feet from the front wall and 10 feet from the rear property line within the NC-1 (Neighborhood Commercial Cluster) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
- 9b. 2010.0162DDV (R. CRAWFORD: (415) 558-6358)  
1945 HYDE STREET - west side at Russell Street; Lot 002 in Assessor's Block 0123 - **Request for Variance**, pursuant to Planning Code Section 134 to modify the rear yard requirement in the NC-1 District. The project proposes to convert a 58 stall parking garage to a mixed use building with 7 dwelling units, 14 parking spaces and a commercial unit. The project will add a one-story vertical addition to the top of the building that will be setback 10 feet from the rear property line where a setback of 25 feet is required within the NC-1 (Neighborhood Commercial Cluster) Zoning District and 40-X Height and Bulk District.
- 10a. 2011.0088DDDDV (S. CALTAGIRONE: (415) 558-6625)  
184 EDGEWOOD AVENUE - east side, south of the intersection with Belmont Avenue; Lot 028 in Assessor's Block 2642 - **Requests for Discretionary Review** of Building Permit Application No. 2010.08.18.9020, proposing to raise the building by approximately 1'-6" and to horizontally extend all floor levels towards the rear of the three-story single-family house within the RH-1(D) (Residential, House, Single-Family, Detached) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Take Discretionary Review and approve with modifications.
- 10b. 2011.0088DDDDV (S. CALTAGIRONE: (415) 558-6625)  
184 EDGEWOOD AVENUE - east side, south of the intersection with Belmont Avenue; Lot 028 in Assessor's Block 2642 - **Request for Side Yard and Non-Complying Structure Variances**, pursuant to Planning Code Sections 133 and 188 to raise the building by approximately 1'-6" and to construct a chimney within the existing south side yard. The three-story single-family house is located within the RH-1(D) (Residential, House, Single-Family, Detached) Zoning District and 40-X Height and Bulk District.

**G. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been

reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**\*\*\* Notice of PROPOSED Future Agenda Items \*\*\***

<b>CPMC</b> - Informational	March 10, 2011
<b>TREASURE ISLAND</b> - Informational	March 17, 2011
<b>2004 &amp; 2009 HOUSING ELEMENT</b> - Certification of the Final EIR	March 24, 2011
<b>2009 HOUSING ELEMENT</b> - Consideration of a Resolution amending the San Francisco General Plan	March 24, 2011
<b>TREASURE ISLAND (Joint Hearing w/the Treasure Island Authority)</b> - Adoption of GP, Zoning Map and Planning Code Amendments	April 7, 2011
<b>EXECUTIVE PARK</b> - Initiation of GP Zoning Map and Planning Code Amendments	April 7, 2011
<b>CPMC</b> - Informational	April 21, 2011
<b>EXECUTIVE PARK</b> - Certification of EIR, Adoption of GP, Zoning Map and Planning Code Amendments	May 5, 2011

**NOTE:** Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items. ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.

# **SAN FRANCISCO PLANNING COMMISSION & PUBLIC HEALTH COMMISSION**

## **Notice of Joint Meeting**

**Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place**

**Thursday, March 10, 2011**

**6:00 PM**

**Special Meeting**

### **PLANNING**

**COMMISSION:** President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini  
Gwyneth Borden  
Rodney Fong  
Kathrin Moore  
Hisashi Sugaya

03-09-2011 10:11 AM

### **HEALTH**

**COMMISSION:** President: Steven Tierney, Ed.D.  
Vice President: Sonia Melara, M.S.W.  
Commissioners: James M. Illig  
Edward A. Chow M.D.  
Margine A. Sako  
David J. Sanchez, Jr., Ph.D.  
Catherine M. Waters, R.N., Ph.D.

**GOVERNMENT  
DOCUMENTS DEPT**

MAR - 4 2011

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PUBLIC LIBRARY**

### **A. SPECIAL CALENDAR:**

1. (E. WATTY (415) 558-6620)  
CALIFORNIA PACIFIC MEDICAL CENTER (CPMC) LONG RANGE DEVELOPMENT PLAN OVERVIEW - This is the first of three scheduled Informational Hearings that will provide an overview of the project. Specific topics to be discussed at this session include an overview of CPMC's Long Range Development Plan, their strategy for seismic compliance, and their healthcare delivery plan. California Pacific Medical Center (CPMC) is made up of four medical centers in San Francisco, consisting of the California Campus (previously known as the Children's Hospital of San Francisco), Pacific Campus (previously known as the Pacific Presbyterian Medical Center), Davies Campus



(previously Ralph K. Davies Hospital), and St. Luke's Campus. Three of CPMC's four acute-care hospitals (California, Pacific, and St. Luke's Campus') must be rebuilt or de-licensed in order to comply with state law about the seismic stability of hospitals. CPMC proposes to consolidate the acute-care services currently located at the California and Pacific Campuses, and locate them at a new medical center at Van Ness Avenue and Geary. The Van Ness and Geary Medical Center would include a hospital on the west side of Van Ness Avenue ((Block 0695, Lots 005, 006) and a new Medical Office Building on the east side of Van Ness Avenue (Block 0694, Lots 005, 006, 007, 008, 009, 009A, 010). The sites are bounded by Franklin Street, Post Street, Van Ness Avenue, Cedar Street, Geary Street, and Geary Boulevard. At the St. Luke's Campus, CPMC proposes to construct a new hospital that will be located adjacent to the existing hospital tower on Cesar Chavez Street (Block 6576, Lot 021). The existing hospital tower on St. Luke's Campus (Block 6575, Lots 001, 002) would be demolished after the new hospital is built, operational, and patients have been transferred. In a subsequent phase, a replacement medical office building/expansion building would be built. CPMC also proposes to reauthorize their previously approved Conditional Use for the Davies Neuroscience Institute (aka Noe Street Medical Office Building) located at 601 Duboce Street (Block 3539, Lot 001).

Preliminary Recommendation: No Action Requested. Informational Discussion Only.

Adjournment:



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, March 17, 2011**  
**10:30 AM**  
**Regular Meeting**

GOVERNMENT  
DOCUMENTS DEPT

MAR 11 2011

SAN FRANCISCO  
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President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)  
Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 11:00 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sof@sfgov.org](mailto:sof@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

10:30 AM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2009.1163E (D. LEWIS: (415) 575-9095)  
17<sup>TH</sup> AND FOLSOM PARK - north side of 17<sup>th</sup> Street between Folsom and Shotwell Streets; Lot 18 in Assessor's Block 3571 - **Appeal of a Preliminary Mitigated Negative Declaration**. The proposed project would subdivide the 60,925-square-foot parcel, which is currently a 219-space surface parking lot, and construct a 34,300-square-foot neighborhood park that would front on 17th, Folsom, and Shotwell Streets. No structures, including restrooms, are proposed. The remaining 26,625 square feet of the lot would remain in its current use. The project site is located within the Eastern Neighborhoods Rezoning and Area Plans, a Public Use District, and a 50-X Height and Bulk District. Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration **(Proposed for Continuance to April 14, 2011)**

**B. COMMISSIONERS' QUESTIONS AND MATTERS**

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

2. Consideration of Adoption:
  - Draft Minutes of Regular Meeting of Thursday, February 3, 2011
  - Draft Minutes of Special Meeting of Thursday, February 10, 2011
  - Draft Minutes of Regular Meeting of Thursday, February 10, 2011
3. (L. AVERY: (415) 558-6407)  
**COMMISSION'S RULES & REGULATIONS** – The Planning Commission will hold a public hearing to discuss and consider amending its Rules and Regulations that could include, but is not limited to, establishing parameters for the length of its public hearings; consider amendments to the public's requests for blocks of time; consider possible amendments for the submitting of documents; and consider other concerns of Commissioners.  
(Continued from Regular Meeting of March 3, 2011)
4. Commission Comments/Questions
  - **Inquiries/Announcements**. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### C. DIRECTOR'S REPORT

5. Director's Announcements
6. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

7. (J. RAHAIM: (415) 558-6411)  
Governor Brown's Proposed Elimination of Redevelopment Agencies

#### D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

## 1:30 PM

#### E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

8. 2010.1095C (E. WATTY: (415) 558-6620)  
2323 MARKET STREET - south side between 17<sup>th</sup> and Noe Streets; Lot 030 of Assessor's Block 3563 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 721.41, and 790.22, to allow wine and beer service (i.e. the addition of a bar) for customers of the existing retail jewelry store (dba D&H Sustainable Jewelers) within the Upper Market Street NCD (Neighborhood Commercial District) and 50-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

#### F. REGULAR CALENDAR

9. 2006.0422MTUZE (M. SNYDER: (415) 575-6891)  
EXECUTIVE PARK AMENDED SUBAREA PLAN - **Informational** Hearing on the proposed amendments to the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan: The 71-acre Executive Park Subarea Plan Area is a subarea of the *Bayview Hunters Point Area Plan*, located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County boundary. The amended Subarea Plan (Plan) would establish objectives and policies to create a vibrant, predominately residential neighborhood and would address land use, streets and transportation, urban design, community facilities and services, and recreation and open space issues. In association with the Plan amendments, proposed design guidelines

would be established for buildings, streets, pathways, and parking, as well as "green building" approaches. These amendments are being proposed in association with two development proposals that would include up to 1,600 dwelling units and other associated uses in approximately thirteen buildings.  
Preliminary Recommendation: No Action Required.

10. 2010.1080C (S.YOUNG: (415) 558-6346)  
311 DIVISADERO STREET - west side between Oak and Page Streets; Lot 006 in Assessor's Block 1218 - **Request for Conditional Use Authorization** under Sections 711.24 and 303 of the Planning Code to add an 'outdoor activity area' to an existing full-service restaurant (dba Ragazza) located within the rear yard of a three-story hotel (dba The Metro Hotel) within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is to add an outdoor dining area with tables and chairs to accommodate up to 20 restaurant patrons on a 240-square foot patio within the rear yard of the hotel.  
Preliminary Recommendation: Approval with Conditions
11. 2011.0048D (S.YOUNG: (415) 558-6346)  
82 - 6<sup>TH</sup> AVENUE - east side between the Presidio and Lake Street; Lot 023 in Assessor's Block 1353 - **Request for Discretionary Review** of Building Permit Application No. 2010.05.28.3473, proposing to (1) construct a three-story rear addition and (2) modify the facade and roof form of a two-story over garage, single-family dwelling within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Take Discretionary Review and approve the project with modifications.
12. 2009.0229D (A. STARR: (415) 558-6362)  
2709 LARKIN STREET - west side between Francisco and Chestnut Streets; Lot 002 in Assessor's Block 0477 - **Request for Discretionary Review** of Building Permit Application No. 2010.10.19.3380, proposing to expand an existing roof deck over a non-conforming garage at the rear of a three-story-over-basement, one-unit residential building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
- 13a. 2009.0173DV (D. SÁNCHEZ: (415) 575-9082)  
353 SAN JOSE AVENUE - east side of San Jose between 25<sup>th</sup> Street and 26<sup>th</sup> Streets; Lot 022 in Assessor's Block 6531 - **Mandatory Discretionary Review**, under Planning Code Section 317 requiring review of the demolition of residential buildings and their replacement structures of Building Permit Application No. 2007.12.12.0285 to construct a four unit multifamily building as the replacement structure within an RM-2 (Residential, Mixed, Moderate Density) District with a 40-X Height and Bulk Designation.  
Preliminary Recommendation: Do not take Discretionary Review and Approve  
**NOTE: On December 16, 2010, following public testimony, the Commission continued the matter to February 10, 2011 by a vote of (+6 -0). Commissioner Fong was absent. Public hearing remains open.**  
(Continued from Regular Meeting of February 10, 2010)
- 13b. 2009.0173DV (D. SÁNCHEZ: (415) 575-9082)  
353 SAN JOSE AVENUE - east side of San Jose between 25<sup>th</sup> Street and 26<sup>th</sup> Streets; Lot 022 in Assessor's Block 6531 - **Request for Variance**, pursuant to Planning Code Sections 134 and 140, to not provide a code complying rear yard at the ground level or above where a rear yard of 34 feet 8 inches is required and to not provide dwelling unit



exposure for two units for construction of a four unit building within an RM-2 (Residential, Mixed, Moderate Density) District with a 40-X Height and Bulk Designation.

**NOTE: ZONING ADMINISTRATOR CONTINUED THE MATTER TO FEBRUARY 10, 2011.**

(Continued from Regular Meeting of February 10 2010)

14. 2010.1044X (B. FU: (415) 558-6613)  
45 LANSING STREET - south side of Lansing Street on a through lot that also fronts Harrison Street, between First and Essex Streets, Lot 059 in Assessor's Block 3749 - **Request under Planning Code Sections 309.1, 352, 825 and 827 to allow modification and re-entitlement of a project approved under Motion No. 17397** within the RH-DTR (Rincon Hill Downtown Residential Mixed Use) Zoning District and 65/400-R Height and Bulk District. The proposal would increase the number of dwellings from 227 to 320 and number of parking spaces from 227 to 265, and require a determination of compliance under Planning Code Section 309.1, including exceptions to allow greater than one parking space for every two dwelling units, provide off-site open space in lieu of on-site, and allow dwelling units without Code-required exposure. Preliminary Recommendation: Approval with conditions.
- 15a. 2010.0367DDV (B. FU: (415) 558-6613)  
54-62 PERALTA STREET - **Requests for Discretionary Review** for Building Permit Application Nos. 2009.1231.4050 and 2009.1231.4052 proposing to construct two new three-story, two-family dwellings on two adjacent down-sloping lots, in a RH-2 (Residential, Two-Family House) District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Not Take Discretionary Review and approve as proposed.  
(Continued from Regular Meeting of March 3, 2011)
- 15b. 2010.0367DDV (B. FU: (415) 558-6613)  
54-62 PERALTA STREET - **Request for off-street parking Variance** pursuant to Planning Code Section 242(e)(4) for the proposed construction of two new three-story, two-family dwellings on two adjacent down-sloping lots, in a RH-2 (Residential, Two-Family House) District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.  
(Continued from Regular Meeting of March 3, 2011)

## 6:00 PM

16. 2007.0903MTZUU (J. SWITZKY: (415) 575-6815)  
TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT - **Informational Only** - Lots 001 and 002 in Assessor's Block 1939 - Informational presentation to provide an overview regarding the Treasure Island/Yerba Buena Island Redevelopment Project and associated components including: (1) Community Facilities Plan, (2) Transportation Plan, (3) Treasure Island Homeless Development Initiative ("TIHDI") Agreement, (4) Disposition and Development Agreement, (5) Design Review and Document Approval Procedure, (6) Interagency Cooperation Agreement, and (7) Sustainability Plan. The project proposes approximately 8,000 dwelling units, 140,000 square feet of retail uses, 100,000 square feet of commercial office space, 500 hotel rooms, 300 acres of open space, and various public service, civic, and institutional uses. Preliminary Recommendation: Informational Presentation-No action requested

**G. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**\*\*\* Notice of PROPOSED Future Agenda Items \*\*\***

**2004 & 2009 HOUSING ELEMENT** March 24, 2011

- Certification of the Final EIR

**2009 HOUSING ELEMENT** March 24, 2011

- Consideration of a Resolution amending  
the San Francisco General Plan

**TREASURE ISLAND (Joint Hearing w/the Treasure Island Authority)** April 7, 2011

- Adoption of GP, Zoning Map and Planning Code Amendments

**EXECUTIVE PARK** April 7, 2011

- Initiation of GP Zoning Map and Planning Code Amendments

**CPMC** April 21, 2011

- Informational

**EXECUTIVE PARK** May 5, 2011

- Certification of EIR, Adoption of GP, Zoning Map and  
Planning Code Amendments

**NOTE:** Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.  
**ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON  
THE FINAL PUBLISHED CALENDAR FOR THAT DATE.**





# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, March 24, 2011

\* \* \* **12:00 PM** \* \* \*

(NOON)

### Regular Meeting

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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#### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization,

or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [solt@sfgov.org](mailto:solt@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

1:30 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**NOTE:** For the next few weeks, the Commission's Order of Business has been altered to accommodate the new start time and honor the 1:30 p.m. noticed time for most cases.

**A. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**B. COMMISSIONERS' QUESTIONS AND MATTERS**

## 1. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**C. DIRECTOR'S REPORT**

## 2. Director's Announcements

## 3. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

4. (K. GUY: (415) 558-6163)  
Informational Item: Update on previous entitlements for office development at 524 Howard Street (Case Nos. 84.199BEKRX and 98.843BKX).5. (J. RAHAIM: (415) 558-6411)  
Governor Brown's Proposed Elimination of Redevelopment Agencies**D. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on an agenda item (item 12) that has already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

**1:30 P.M.****E. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

6. 2011.0248K (D. SÁNCHEZ: (415) 575-9082)  
GENE FRIEND RECREATION CENTER - block bounded by 6<sup>th</sup>, Folsom and Harriet Streets, Lots 10, 11, 12 and 111 of Assessor's Block 3731 - **Request to Consider jointly with the Recreation and Park Commission** an increase of the cumulative shadow limits for Gene Friend Recreation Center as established in a jointly-approved Section 295 implementation Memo adopted in 1989, in order to accommodate new shadow cast by the 36 - 38 Harriet Street Project. The Gene Friend Recreation Center is a park referred to as "South of Market Park" in the 1989 Implementation Memo. The impacted park is located within the P (Public) Zoning District and the 45-X, 65-X, and OS Height and Bulk Districts.

Preliminary Recommendation (Planning Commission): Adoption of the Resolution raising the cumulative shadow limit for Gene Friend Recreation Center.

**(Proposed for continuance to April 21, 2011)**

7. 2010.0128K (D. SÁNCHEZ: (415) 575-9082)  
36 - 38 HARRIET STREET - **Request to consider, with a recommendation of the General Manager of the Recreation and Parks Department in consultation with the Recreation and Parks Commission**, whether the shading or shadowing on Gene Friend Recreation Center from the proposed project will be significant or adverse, pursuant to Planning Code Section 295 (The Sunlight Ordinance). The proposed project will construct a four story, 23 unit multifamily SRO building on an existing vacant lot. The finished roof of the building would reach a height of approximately 45 feet, while the parapet would reach a height of approximately 48 feet. The project site is located within the MUG (Mixed use General) and RED (Residential Enclave District) Zoning District and the 45-X Height and Bulk District.

Preliminary Recommendation (Planning Commission): Adoption of the Motion finding that net new shadow from the project is not adverse, and authorizing the allocation of the cumulative shadow limits for Gene Friend Recreation Center to this project.

**(Proposed for continuance to April 21, 2011)**

8. 2008.0723E (C. FORDHAM: (415) 575-9071)  
1255-1275 COLUMBUS AVENUE - east side Columbus Avenue at the northwest corner of the intersection of Columbus Avenue, North Point, and Leavenworth Street; Lot 014 of Assessor's Block 0028 - **Appeal of Preliminary Mitigated Negative Declaration**. The proposed project is demolition of an existing 15,852-square-foot, 32-foot-tall office building built in 1954 and construction of a new 54,420-square-foot, 40-foot-tall, mixed-use building containing 20 residential units and 6,215 square feet of commercial space. The project site is located in a C-2 (Community Business District) Use District, the Waterfront Special Use District No. 2, and a 40-X Height and Bulk District.

Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration

**(Proposed for Continuance to May 12, 2011)**

**F. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or

staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

9. 2010.0797C (A. PUTRA: (415) 575-9079)  
1799 19<sup>TH</sup> AVENUE - northwest corner of 19<sup>th</sup> Avenue and Noriega Street; Lot 010 in Assessor's Block 2030 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 711.83, and 303 to establish a macro wireless telecommunications services (WTS) facility by replacing two omni antennas with 12 new panel antennas to be located within an expanded cupola of a building containing an automotive repair use (dba "Pennzoil 10 Minute Oil Change") with related equipment cabinets on the ground, as part of the AT&T wireless telecommunications network in a NC-2 (Neighborhood Commercial, Small-scale) Zoning District, and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
10. 2011.0087M (L. LANGLOIS (415) 575-9083)  
GENERAL PLAN AMENDMENT- MINOR TEXT AMENDMENT TO THE COMMUNITY SAFETY ELEMENT - **Request to amend the Community Safety Element** by adding language to reference to the most recent Hazard Mitigation Plan. This amendment would allow the City and County of San Francisco to qualify for additional funding for certain disaster recovery projects per California Assembly Bill AB 2140. The Planning Commission will consider environmental findings and consistency with the priority policies of Planning Code Section 101.1.  
Preliminary Recommendation: Approval
11. 2011.0103U (P. LAVALLEY: (415) 575-9084)  
201 VAN NESS AVENUE (aka 270-290 HAYES STREET) - block bounded by Hayes, Grove, and Franklin Streets and Van Ness Avenue, Assessor's Block 0810, Lot 001. **Request for Sign Approval** pursuant to Planning Code Section 605 to install signs in a P (Public) District on the Louise M. Davies Symphony Hall. Planning Code Section 605 requires that all applications to erect business signs in P Districts shall be submitted to the Planning Commission for approval or disapproval. The subject property is located within a P (Public) Zoning district and a 96-S/130-G Height and Bulk district and is a non-contributing structure to the Civic Center Historic District. The Historic Preservation Commission approved a Certificate of Appropriateness for the proposed project at their regular hearing on March 16, 2011.  
Preliminary Recommendation: Approval

**G. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

12. 2005.0869E (J. POLING: (415) 575-9072)  
121 GOLDEN GATE AVENUE/ST. ANTHONY FOUNDATION AND MERCY HOUSING PROJECT - **Certification of the Final Environmental Impact Report** - Assessor's Block 0349 Lot 001 - The proposed project would demolish a 2-story 42,468 sq. ft. building containing dining hall/philanthropic uses; and construct a 10-story, 109,375 sq. ft. building that would replace and expand the dining hall/philanthropic uses and add 90 affordable senior housing units. No off-street parking exists or is proposed. The 14,156 sq. ft. project site is located in an RC-4 zoning district, an 80-120-T height and bulk district, and the North of Market Residential Special Use District, Subarea No. 1.  
**NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on January 24, 2011. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**  
Preliminary Recommendation: Certify the Final EIR



## H. REGULAR CALENDAR

- 13a. 2005.0869ECV (R. CRAWFORD: (415) 558-6358)  
121 GOLDEN GATE AVENUE - southwest corner of Golden Gate Avenue and Jones Street; Lot 001 in Assessor's Block 0349 - **Adoption of Findings Pursuant to the California Environmental Quality Act (CEQA)**, California Public Resources Code Section 21000 et seq. ("CEQA") particularly Section 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), particularly Section 15091 through 15093 and Chapter 31 of the San Francisco Administrative Code for a project that proposes to demolish the existing two-story building on the property and construct a 10-story, 99-foot-high building with a dining hall/kitchen and philanthropic/social services in the basement and ground and second floors, 90 senior affordable dwelling units and approximately 21,864 square feet of non-residential interior space and no parking facilities. The project site is located within the RC-4 (Residential, Commercial Combined, High Density) Zoning District, North of Market Residential Special Use District, and 120-T Height and Bulk District.  
Preliminary Recommendation: Adopt CEQA Findings
- 13b. 2005.0869ECV (R. CRAWFORD: (415) 558-6358)  
121 GOLDEN GATE AVENUE - southwest corner of Golden Gate Avenue and Jones Street; Lot 001 in Assessor's Block 0349 - **Request for Conditional Use Authorization with exceptions as provided under Planning Code Section 249.5**, pursuant to Planning Code Sections, 249.5, 253, 161(h), 253, and 303 to allow construction of a building exceeding 40 feet in a Residential District, allow elimination of off street parking, with exceptions including but not limited to exceptions from Section 249.5(c)(9) Setback Requirements, Section 249(c)(10) Rear Yards, Section 209.3(d) Establishment of a Social Service or Philanthropic Facility Above The Ground Floor, and Section 271(b) Bulk Requirements. The project proposes to demolish the existing two-story building on the property and construct a 10-story, 99-foot-high building with a dining hall/kitchen and philanthropic/social services in the basement and ground floor, 90 senior affordable dwelling units and approximately 21,864 square feet of non-residential interior space and no parking facilities. The project site is located within the RC-4 (Residential, Commercial Combined, High Density) Zoning District, North of Market Residential Special Use District, and 120-T Height and Bulk District.  
Preliminary Recommendation: Approval with conditions
- 13c. 2005.0869ECV (R. CRAWFORD: (415) 558-6358)  
121 GOLDEN GATE AVENUE - southwest corner of Golden Gate Avenue and Jones Street; Lot 001 in Assessor's Block 0349 - **Request for Variance**, pursuant to Planning Code Sections 152 to construct a building exceeding 100,001 square feet in area without off-street loading where one off-street loading space is required. The project proposes to demolish the existing two-story building on the property and construct a 10-story, 99-foot-high building with a dining hall/kitchen and philanthropic/social services in the basement and ground floor, 90 senior affordable dwelling units and approximately 21,864 square feet of non-residential interior space and no parking facilities. The project site is located within the RC-4 (Residential, Commercial Combined, High Density) Zoning District, North of Market Residential Special Use District, and 120-T Height and Bulk District.
14. 2009.0646C (K. GUY: (415) 558-6163)  
524 HOWARD STREET - north side between First and Second Streets; Lot 013 in Assessor's Block 3721 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 156 and 303, to allow the continued operation of an existing temporary surface parking lot within the C-3-O (SD) District and the 450-S Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of January 13, 2011)



15. 2009.0418E (C. FORDHAM: (415) 575-9071)  
PIER 36/BRANNAN STREET WHARF - the east side of The Embarcadero, in proximity to Brannan Street and Townsend Street, Lot 034,036 in Assessor's Block 9900 - **Public Hearing on the Draft Environmental Impact Report**. The proposed project involves the demolition of Pier 36, including 133,000 square feet of pile-supported decks and piles, the 35,000 square foot Pier 36 warehouse building, and 18,800 square feet of bulkhead wharf sections which runs between Piers 30-32 and Pier 38, and construction of a 57,000 square foot open space park, "the Brannan Street Wharf", which would be approximately 830 feet long, and would vary in width from 10 feet to 140 feet. The park would consist of a raised lawn and a 2,000 square-foot craft float. The construction of the Brannan Street Wharf would require driving 269 new piles and reinforcing the adjacent seawall. The existing Pier 36 and bulkhead wharf sections 11a, 11, and 12 are historic resources. The project site is located in an M-2 (Heavy Industrial) Zoning District and 40-X height and bulk district. **Written comments will be accepted at the Planning Department's offices until the close of business on March 28, 2011.**  
Preliminary Recommendation: No Action Required
16. 2010.0386C (D. SÁNCHEZ: (415) 575-9082)  
3438 MISSION STREET - west side of Mission Street, between Kingston Street and Cortland Avenue, Lot 008 in Assessor's Block 6660 - **Request for Conditional Use Authorization** under Planning Code Sections 712.83 and 303 to install a wireless transmission facility consisting of five panel antennas and associated equipment and having a Location Preference of 5 on a three story mixed use building as part of the T-Mobile wireless telecommunications network within the Moderate Scale Neighborhood Commercial District (NC-3) District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
17. 2010.0492C (D. SÁNCHEZ: (415) 575-9082)  
650 5<sup>TH</sup> STREET - southeast corner of Bluxome and 5<sup>th</sup> Streets, Lot 002 in Assessor's Block 3785 - **Request for Conditional Use Authorization** under Planning Code Sections 818.73 and 303 to install a wireless transmission facility consisting of eight panel antennas on an existing commercial building having a Location Preference of 4 as part of the T Mobile wireless telecommunications network within the Service/Secondary Office District and a 65-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

## **6:00 P.M.**

### **I. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on an agenda item (item 18) that has already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

### **J. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

18. 2007.1275E (J. RANGE: (415) 575-9018)  
SAN FRANCISCO 2004 AND 2009 HOUSING ELEMENT - **Certification of the Final Environmental Impact Report** The proposed project is the 2004 and 2009 Housing Elements. The Housing Element is a public policy document that addresses issues relating to housing needs for San Francisco residents. The Housing Element is prepared in response to Government Code section 65580 *et seq.*, California housing element law, which requires local jurisdictions to plan for and address the housing needs of its

population for attainment of state housing goals. The California Court of Appeals has determined the environmental document prepared for the 2004 Housing Element inadequate, and has directed the City to prepare an EIR for the 2004 Housing Element. The City must also comply with state housing element law and prepare another periodic update of the Housing Element. The City has undergone a community planning process and prepared the draft 2009 Housing Element. This EIR satisfies the City's legal requirements for preparing an EIR on the 2004 Housing Element and also analyzes the environmental effects of the 2009 Housing Element.

**Please note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on August 31, 2010. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**

Preliminary Recommendation: Certify the Final EIR

#### K. REGULAR CALENDAR

19a. 2007.1275EM (K. DISCHINGER: (415) 558-6284)  
2009 HOUSING ELEMENT UPDATE - Adopting CEQA Findings on approval of the 2009 Housing Element Update of the General Plan - and associated actions, including repealing the existing Housing Element of the General Plan, adopting the 2009 Housing Element update, and related actions. Preliminary Recommendation: Approval

19b. 2007.1275EM (K. DISCHINGER: (415)558-6284)  
2009 HOUSING ELEMENT UPDATE - Consideration of Adopting a Resolution Amending to the General Plan - Pursuant to Planning Code Section 340 (c), the Commission will consider adopting amendments to the General Plan, including repealing the existing Housing Element of the General Plan, adopting the 2009 Housing Element update, and related actions, making Planning Code Section 101.1 findings, and recommending that the Board of Supervisors adopt an Ordinance approving the amendments. The 2009 Housing Element Update is required by State Law, and includes Part 1: Data and Needs Analysis, which contains a description and analysis of San Francisco's population, household and employment trends, existing housing characteristics, and housing needs; Part 2: Objectives, Policies; and a series of Appendices including Implementing Programs, which sets forth actions to help address the City's needs.  
Preliminary recommendation: Approval

#### L. PUBLIC COMMENT

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment

# NOTICE OF CANCELLATION

## SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, March 31, 2011*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, March 31, 2011*, has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, April 7, 2011*.

Linda D. Avery  
Commission Secretary

### PLANNING COMMISSION ROSTER

PRESIDENT	CHRISTINA OLAGUE
VICE-PRESIDENT	RON MIGUEL
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	GWYNETH BORDEN
COMMISSIONER	RODNEY FONG
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING  
COMMISSION SECRETARY

JOHN RAHAIM  
LINDA D. AVERY

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03-24-11P03-200CEML

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# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting &

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

**Thursday, April 7, 2011**

**\*\*\*1:00 PM\*\*\***

### Regular Meeting

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

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days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-8407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317, and web site <http://www.sfgov.org/ethics>

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Nohog and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [adol@sf.gov](mailto:adol@sf.gov).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsu/bvrs/sunshine](http://www.sfgov.org/bdsu/bvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception



1:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Ron Miguel
Vice-President:	Christina R. Olague
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**NOTE:** For the next few weeks, the Commission's Order of Business has been altered to accommodate the new start time and honor the 1:30 p.m. noticed time for most cases.

**A. COMMISSIONERS' QUESTIONS AND MATTERS**

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

## 1. Consideration of Adoption:

- Draft Minutes of Regular Meeting of January 20, 2011
- Draft Minutes of Regular Meeting of January 27, 2011
- Draft Minutes of Regular Meeting of February 17, 2011
- Draft Minutes of Regular Meeting of March 10, 2011
- Draft Minutes of Special Meeting of March 10, 2011

## 2. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**B. DIRECTOR'S REPORT**

## 3. Director's Announcements

## 4. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**C. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**1:30 P.M.****D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

5. 2007.0903E (R. COOPER: (415) 575-9027)  
**TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT - Certification of the Final Environmental Impact Report** The Treasure Island Development Authority (TIDA) is proposing a *Redevelopment Plan for the Treasure Island/Yerba Buena Island Project* that would provide the basis for redevelopment of portions of Naval Station Treasure Island. The project site is located on Treasure Island and Yerba Buena Island and the immediately surrounding waters (Assessors Block 1939, Lots 1 and 2). The proposed project would include development on Treasure Island and Yerba Buena Island of up to 8,000 residential units; up to 140,000 square feet (sq. ft.) of new commercial and retail space; up to 100,000 sq. ft. of new office space; adaptive reuse of three historic buildings on Treasure Island with up to 311,000 sq. ft. of commercial, retail, and/or flex space; about 500 hotel rooms; rehabilitation of the historic buildings on Yerba Buena Island; new and/or upgraded public and community facilities; new and/or upgraded public utilities; about 300 acres of parks and public open space including shoreline access and cultural uses such as a museum; new and upgraded streets and public ways; bicycle, transit, and pedestrian facilities; landside and waterside facilities for the Treasure Island Sailing Center; landside services for an expanded marina; and a new Ferry Terminal and intermodal Transit Hub. Infrastructure improvements would include geotechnical stabilization to improve seismic safety. The proposed project would also include green building specifications, programs to encourage transit use, design standards that would enable photovoltaic panel installation on most roofs, recycled water use, and other features promoting sustainability. Construction and build-out would be phased and would be anticipated to occur over an approximately 15- to 20-year period. The proposed project would require amendments to the San Francisco Planning Code and the *San Francisco General Plan*. The Draft EIR identifies potentially significant, unavoidable environmental impacts on aesthetics, historic architectural resources, transportation, noise, air quality, wind and biological resources.  
Preliminary Recommendation: Certify the Final EIR  
(Proposed for Continuance to April 21, 2011)
6. 2004.0891E (J. BATTIS: (415) 575-9022)  
**899 VALENCIA STREET - Appeal of Preliminary Mitigated Negative Declaration** - The proposed project would demolish the existing service station, now used for surface parking, and would construct an approximately 50,000-square-foot (sq-ft), five-story, 52 1/3-foot-high residential building containing 18 3-bedroom dwelling units, with 7,100 sq ft of ground-floor retail space. The proposed building would have a below-grade parking garage accessible from 20<sup>th</sup> Street with 14 residential and four retail off-street parking spaces. The 10,925-sq ft project site (Assessor's Block 3596, Lot 113) is within the Valencia Street Neighborhood Commercial Transit (NCT) zoning district and a 55-X height and bulk district on the block bounded by Valencia Street to the west, 19<sup>th</sup> Street to the north, Mission Street to the west, and 20<sup>th</sup> Street to the south, at the northeast corner of Valencia and 20th Streets in the Mission District neighborhood. The proposed project would require a conditional use authorization for development of a parcel exceeding 10,000 sq ft, for a non-residential use in excess of 3,000 sq ft, and to allow for permanent conversion of a service station to a new use.  
(Proposed for Continuance to May 26, 2011)

**E. REGULAR CALENDAR**

- 7a. 2006.0422EMTUZ (M. SNYDER: (415) 575-6891)  
**EXECUTIVE PARK – INFORMATIONAL HEARING** - The 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to the west, Bayview Hill to the North, Jamestown Avenue to the east (but not those lots fronting on Jamestown), and Harney Way to the south. The proposed Executive Park General Plan, Planning Code Text and Map Amendments and the proposed Design Guidelines would provide for the transition of the existing office park portion of the site to a new mixed-use predominately residential, pedestrian oriented neighborhood. These amendments would accommodate up to 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces and other associated uses, in approximately thirteen buildings that would range between 65-foot to 240-foot tall. **This second informational hearing on the Executive Park Amendments will focus on the proposed zoning amendments (both text and map amendments) and the proposed Executive Park Design Guidelines.**  
Preliminary Recommendation: Informational Only
- 7b. 2006.0422EMTUZ (M. SNYDER: (415) 575-6891)  
**EXECUTIVE PARK – INITIATION OF GENERAL PLAN AMENDMENTS** - The 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to the west, Bayview Hill to the North, Jamestown Avenue to the east (but not those lots fronting on Jamestown), and Harney Way to the south. **Request to Initiate Amendments to the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan of the General Plan, the Land Use Index and other minor General Plan Map and Figures, pursuant to Planning Code Section 340(c).** The amended Subarea Plan would establish objectives and policies to transform Executive Park from a partial office park to a mixed-use, predominately residential, pedestrian-oriented neighborhood; and would provide objectives and policies to guide land use, streets and transportation, urban design, community facilities and services, and recreation and open space issues. The amended Subarea Plan would also establish a new publicly accessible street grid and open space network. The land Use Index and various maps and figures throughout the General Plan would also be amended to reflect the Subarea Plan changes. These amendments along with proposed Planning Code Text Changes, Zoning Map Changes and the establishment of Design Guidelines would accommodate up to 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces, and other associated uses, in approximately thirteen buildings that would range between 65-foot to 240-foot tall.  
Preliminary Recommendation: Initiate the General Plan Amendments
- 7c. 2006.0422EMTUZ (M. SNYDER: (415) 575-6891)  
**EXECUTIVE PARK – INITIATION OF PLANNING CODE TEXT AMENDMENTS** - The 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to the west, Bayview Hill to the North, Jamestown Avenue to the east (but not including those lots fronting on Jamestown), and Harney Way to the south. Parcels that would be affected by the Planning Code Text and Map Changes are bordered by Executive Park Boulevards West, North, and East on the west, north, and east respectively and Harney Way on the south (also referred to as the office park portion). **Request to Initiate Amendments to the San Francisco Planning Code that would add Section 249.54 to establish the Executive Park Special Use District; add Section 263.27 to establish Special Height Provisions for the Executive Park Special Use District and the 65/240 EP Height and Bulk District; and**

amend Table 270 to provide that the Table is not applicable, pursuant to Planning Code Section 302(b). The new Executive Park Special Use District (SUD) would create special provisions for buildings within the office park portion of the site that would, among other things, allow for density transfers across the site, and include requirements for street and open space improvements. The new height and bulk provisions would generally allow buildings between 65-feet and 85-feet along with three towers between the heights of 170 to 240 feet. The design review provisions would require review by the Planning Commission of all new development projects. These amendments along with proposed changes to General Plan Amendments Zoning Maps and the proposed establishment of Design Guidelines, would provide for the transition of the existing office park portion of the site to a new mixed-use predominately residential, pedestrian oriented neighborhood. These amendments would accommodate up to 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces and other associated uses, in approximately thirteen buildings that would range between 65-feet to 240-feet tall.

Preliminary Recommendation: Initiate the Planning Code Text Amendments

- 7d. 2006.0422EMTUZ (M. SNYDER: (415) 575-6891)  
EXECUTIVE PARK – INITIATION OF ZONING MAP AMENDMENTS - The 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to the west, Bayview Hill to the north, Jamestown Avenue to the east (but does not include those lots fronting on Jamestown), and Harney Way to the south. Parcels that would be affected by the Planning Code Text and Map Changes are those bordered by Executive Park Boulevards West, North, and East on the west, north, and east respectively, and Harney Way on the south (referred to as the office park portion). **Request to Initiate Amendments to the San Francisco Planning Code by amending Sectional Maps SU10 of the Zoning Map to establish the Executive Park Special Use District; amending Sectional Map HT10 to establish the 65/240-EP Height and Bulk District; amending Sectional Map ZN09 to change certain Executive Park parcels from C-2(Community Business) and M-1 (Light Industrial) to RC- 3(Residential-Commercial Combined, Medium Density).** More specifically, Sectional Map ZN10 would be amended by rezoning Assessor's Block 4991, Lots 074, 075, 085 and 086 from C-2 to RC-3; Assessor's Block 4991 / Lots 012, 024, 061, 065, 078 and Assessor's Block 5076, Lots 012 and 013 from M-1 to RC-3; Planning Code Sectional Map SU10 would be amended to include Assessor's Block 4991, Lots 012, 024, 061, 065, 074, 075, 078, 085, 086, and Block 5076 Lots 012 and 013 into the newly established Executive Park SUD, and Sectional Map HT10 would be amended to include Assessor's Block 4991, Lots 074, 075, 085 and 086 within the newly established 65/240-EP Height and Bulk District. These actions along with the proposed General Plan Amendments and Planning Code Text Amendments would provide for the transition of the existing office park portion of the site to a new mixed-use predominately residential pedestrian-oriented neighborhood. These amendments would accommodate up to 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces and other associated uses, in approximately thirteen buildings that would range between 65-feet to 240-feet tall.  
 Preliminary Recommendation: Initiate the Zoning Map Amendments
8. 2011.0278U (S. HAYWARD: (415) 558-6372)  
AMENDMENTS TO THE ADMINISTRATIVE CODE CHAPTER 41F: LARGE TOURIST HOTEL CONVERSION ORDINANCE [BOARD FILE NO.11-0282] - **Ordinance introduced by Mayor Lee amending the San Francisco Administrative Code Chapter 41F, Section 41F.3, to extend the deadline for Planning Commission approval of applications for conversion of large tourist hotels to condominium projects, subject to completion of project-specific milestones by November 1, 2010, and making required findings**

## Preliminary Recommendation: Approval with Modifications

## F. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on an agenda item (item 9) that has already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

## G. CONSIDERATION OF FINDINGS &amp; FINAL ACTION – PUBLIC HEARING CLOSED

9. 2006.0848E (C. FORDHAM: (415) 575-9071)  
25-35 DOLORES STREET - east side of Dolores Street between Clinton Park and 14<sup>th</sup> Street; Lot 069 in Assessor's Block 3534 - **Certification of the Final Environmental Impact Report**. The proposed project includes demolition of 25-35 Dolores Street and new construction of a four-story, 62,030 square-foot, 47 unit residential building. The existing two contiguous garage buildings on the site were built in 1917- 1918 and are historic resources. The project site is located in a RTO (Residential, Transit-Oriented) Zoning District and 40-X height and bulk district. The proposed project would require Conditional Use Authorization for density greater than one unit per 600 square feet, off-street parking at greater than 0.75 spaces per unit, and development of a lot greater than 10,000 square feet; and a rear yard variance.

**Please note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on September 13, 2010. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**

Preliminary Recommendation: Certify the Final EIR

## H. REGULAR CALENDAR

- 10a. 2006.0848ECV (M. SMITH: (415) 558-6322)  
25 – 35 DOLORES STREET - east side between Market and 14<sup>th</sup> Streets; Lot 069 in Assessor's Block 3534 - **Consideration of Adoption of Findings under the California Environmental Quality Act**. The project proposes to demolish two existing warehouses and construct a four-story residential building with up to 37 residential units and up to 37 off-street parking spaces located in a below grade garage. The project site is located within the Market and Octavia Plan Area, the RTO (Residential, Transit Oriented Neighborhood) Zoning District, and 40-X Height and Bulk Districts.

Preliminary Recommendation: Adopt Findings

- 10b. 2006.0848ECV (M. SMITH: (415) 558-6322)  
25 – 35 DOLORES STREET - east side between Market and 14<sup>th</sup> Streets; Lot 069 in Assessor's Block 3534 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 121.5, 151.1, 209.1(k), and 303 to develop a lot that is greater than 10,000 square-feet, to allow off-street residential parking at a 1:1 ratio, and to develop at a residential density not exceeding 1:400 square-feet of lot area. The project proposes to demolish two existing warehouses and construct a four-story residential building with up to 37 residential units and up to 37 off-street parking spaces located in a below grade garage. The project site is located within the Market and Octavia Plan Area, the RTO (Residential, Transit Oriented Neighborhood) Zoning District, and 40-X Height and Bulk Districts.

Preliminary Recommendation: Approval with Conditions

- 10c. 2006.0848ECV (M. SMITH: (415) 558-6322)



25 – 35 DOLORES STREET - east side between Market and 14<sup>th</sup> Streets; Lot 069 in Assessor's Block 3534 - **Request for Variances**, pursuant to Planning Code Sections 132, 134, and 140 to modify the front setback and rear yard requirements in the District, and for dwelling unit exposure for two dwelling units. The project proposes to demolish two existing warehouses and construct a four-story residential building with up to 37 residential units and up to 37 off-street parking spaces located in a below grade garage. The project site is located within the Market and Octavia Plan Area, the RTO (Residential, Transit Oriented Neighborhood) Zoning District, and 40-X Height and Bulk Districts.

## 5:00 P.M.

11. (J. RAHAIM: (415) 558-6411)  
Governor Brown's Proposed Elimination of Redevelopment Agencies - Discussion
12. 2007.0903MTZUU (J. SWITZKY: (415) 575-6815)  
TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT - Informational Only - Lots 001 and 002 in Assessor's Block 1939 - Informational presentation to provide an overview of the changes to the structure of the Treasure Island/Yerba Buena Island Redevelopment Project, as the Project will no longer pursue a Redevelopment Plan, in favor of the formation of Infrastructure Finance Districts. In addition, the Commission will be provided an informational overview of the Project and associated components including: (1) draft Amended and Restated Base Closure Homeless Assistance Agreement, (2) draft Development Agreement, and (3) key draft exhibits to the draft Disposition and Development Agreement, including: (a) Transportation Plan, (b) Sustainability Plan, (c) Jobs and Equal Opportunity Policy, and (d) Community Facilities Plan. Note that summary materials and documentation for these items were previously distributed to the Commission in preparation for the March 3 and March 17 meetings, as presentation on these items was postponed.  
Preliminary Recommendation: Informational Presentation-No action requested

## **I. PUBLIC COMMENT**

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



**\*\*\* Notice of PROPOSED Future Agenda Items \*\*\***

**CPMC**

- Informational

April 21, 2011

**EXECUTIVE PARK**

- Certification of EIR, Adoption of GP, Zoning Map and  
Planning Code Amendments

May 5, 2011

**CPC RULES AND REGULATIONS**

- Proposed Adoption of Amendments

May 12, 2011

**NOTE:** Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.

**ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON  
THE FINAL PUBLISHED CALENDAR FOR THAT DATE.**



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 7, 2011

\*\*\*1:00 PM\*\*\*

### Regular Meeting

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

1:00 PM \_\_\_\_\_

## ROLL CALL:

President: Ron Miguel Christina R. Olague  
Vice-President: Christina R. Olague Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;  
Kathrin Moore; Hisashi Sugaya

**NOTE:** For the next few weeks, the Commission's Order of Business has been altered to accommodate the new start time and honor the 1:30 p.m. noticed time for most cases.

**A. COMMISSIONERS' QUESTIONS AND MATTERS**

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

## 1. Consideration of Adoption:

- Draft Minutes of Regular Meeting of January 20, 2011
- Draft Minutes of Regular Meeting of January 27, 2011
- Draft Minutes of Regular Meeting of February 17, 2011
- Draft Minutes of Regular Meeting of March 10, 2011
- Draft Minutes of Special Meeting of March 10, 2011

## 2. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**B. DIRECTOR'S REPORT**

## 3. Director's Announcements

## 4. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**C. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**1:30 P.M.****D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

5. 2007.0903E (R. COOPER: (415) 575-9027)  
**TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT - Certification of the Final Environmental Impact Report** The Treasure Island Development Authority (TIDA) is proposing a *Redevelopment Plan for the Treasure Island/Yerba Buena Island Project* that would provide the basis for redevelopment of portions of Naval Station Treasure Island. The project site is located on Treasure Island and Yerba Buena Island and the immediately surrounding waters (Assessors Block 1939, Lots 1 and 2). The proposed project would include development on Treasure Island and Yerba Buena Island of up to 8,000 residential units; up to 140,000 square feet (sq. ft.) of new commercial and retail space; up to 100,000 sq. ft. of new office space; adaptive reuse of three historic buildings on Treasure Island with up to 311,000 sq. ft. of commercial, retail, and/or flex space; about 500 hotel rooms; rehabilitation of the historic buildings on Yerba Buena Island; new and/or upgraded public and community facilities; new and/or upgraded public utilities; about 300 acres of parks and public open space including shoreline access and cultural uses such as a museum; new and upgraded streets and public ways, bicycle, transit, and pedestrian facilities; landside and waterside facilities for the Treasure Island Sailing Center; landside services for an expanded marina; and a new Ferry Terminal and intermodal Transit Hub. Infrastructure improvements would include geotechnical stabilization to improve seismic safety. The proposed project would also include green building specifications, programs to encourage transit use, design standards that would enable photovoltaic panel installation on most roofs, recycled water use, and other features promoting sustainability. Construction and build-out would be phased and would be anticipated to occur over an approximately 15- to 20-year period. The proposed project would require amendments to the San Francisco Planning Code and the *San Francisco General Plan*. The Draft EIR identifies potentially significant, unavoidable environmental impacts on aesthetics, historic architectural resources, transportation, noise, air quality, wind and biological resources.  
Preliminary Recommendation: Certify the Final EIR  
(Proposed for Continuance to April 21, 2011)
6. 2004.0891E (J. BATTIS: (415) 575-9022)  
**899 VALENCIA STREET - Appeal of Preliminary Mitigated Negative Declaration** - The proposed project would demolish the existing service station, now used for surface parking, and would construct an approximately 50,000-square-foot (sq-ft), five-story, 52 1/3-foot-high residential building containing 18 3-bedroom dwelling units, with 7,100 sq ft of ground-floor retail space. The proposed building would have a below-grade parking garage accessible from 20<sup>th</sup> Street with 14 residential and four retail off-street parking spaces. The 10,925-sq ft project site (Assessor's Block 3596, Lot 113) is within the Valencia Street Neighborhood Commercial Transit (NCT) zoning district and a 55-X height and bulk district on the block bounded by Valencia Street to the west, 19<sup>th</sup> Street to the north, Mission Street to the west, and 20<sup>th</sup> Street to the south, at the northeast corner of Valencia and 20th Streets in the Mission District neighborhood. The proposed project would require a conditional use authorization for development of a parcel exceeding 10,000 sq ft, for a non-residential use in excess of 3,000 sq ft, and to allow for permanent conversion of a service station to a new use.  
(Proposed for Continuance to May 26, 2011)



**E. REGULAR CALENDAR**

- 7a. 2006.0422EMUTZ (M. SNYDER: (415) 575-6891)  
**EXECUTIVE PARK – INFORMATIONAL HEARING** - The 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to the west, Bayview Hill to the North, Jamestown Avenue to the east (but not those lots fronting on Jamestown), and Harney Way to the south. The proposed Executive Park General Plan, Planning Code Text and Map Amendments and the proposed Design Guidelines would provide for the transition of the existing office park portion of the site to a new mixed-use predominately residential, pedestrian oriented neighborhood. These amendments would accommodate up to 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces and other associated uses, in approximately thirteen buildings that would range between 65-feet to 240-feet tall. **This second informational hearing on the Executive Park Amendments will focus on the proposed zoning amendments (both text and map amendments) and the proposed Executive Park Design Guidelines.**  
Preliminary Recommendation: Informational Only
- 7b. 2006.0422EMUTZ (M. SNYDER: (415) 575-6891)  
**EXECUTIVE PARK – INITIATION OF GENERAL PLAN AMENDMENTS** - The 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to the west, Bayview Hill to the North, Jamestown Avenue to the east (but not those lots fronting on Jamestown), and Harney Way to the south. **Request to Initiate Amendments to the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan of the General Plan, the Land Use Index and other minor General Plan Map and Figures, pursuant to Planning Code Section 340(c).** The amended Subarea Plan would establish objectives and policies to transform Executive Park from a partial office park to a mixed-use, predominately residential, pedestrian-oriented neighborhood; and would provide objectives and policies to guide land use, streets and transportation, urban design, community facilities and services, and recreation and open space issues. The amended Subarea Plan would also establish a new publicly accessible street grid and open space network. The land Use Index and various maps and figures throughout the General Plan would also be amended to reflect the Subarea Plan changes. These amendments along with proposed Planning Code Text Changes, Zoning Map Changes and the establishment of Design Guidelines would accommodate up to 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces, and other associated uses, in approximately thirteen buildings that would range between 65-feet to 240-feet tall.  
Preliminary Recommendation: Initiate the General Plan Amendments
- 7c. 2006.0422EMUTZ (M. SNYDER: (415) 575-6891)  
**EXECUTIVE PARK – INITIATION OF PLANNING CODE TEXT AMENDMENTS** - The 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to the west, Bayview Hill to the North, Jamestown Avenue to the east (but not including those lots fronting on Jamestown), and Harney Way to the south. Parcels that would be affected by the Planning Code Text and Map Changes are bordered by Executive Park Boulevards West, North, and East on the west, north, and east respectively and Harney Way on the south (also referred to as the office park portion). **Request to Initiate Amendments to the San Francisco Planning Code that would add Section 249.54 to establish the Executive Park Special Use District; add Section 263.27 to establish Special Height Provisions for the Executive Park Special Use District and the 65/240 EP Height and Bulk District; and**

amend Table 270 to provide that the Table is not applicable, pursuant to Planning Code Section 302(b). The new Executive Park Special Use District (SUD) would create special provisions for buildings within the office park portion of the site that would, among other things, allow for density transfers across the site, and include requirements for street and open space improvements. The new height and bulk provisions would generally allow buildings between 65-feet and 85-feet along with three towers between the heights of 170 to 240 feet. The design review provisions would require review by the Planning Commission of all new development projects. These amendments along with proposed changes to General Plan Amendments Zoning Maps and the proposed establishment of Design Guidelines, would provide for the transition of the existing office park portion of the site to a new mixed-use predominately residential, pedestrian oriented neighborhood. These amendments would accommodate up to 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces and other associated uses, in approximately thirteen buildings that would range between 65-feet to 240-feet tall.

Preliminary Recommendation: Initiate the Planning Code Text Amendments

- 7d. 2006.0422EMUTZ (M. SNYDER: (415) 575-6891)  
EXECUTIVE PARK – INITIATION OF ZONING MAP AMENDMENTS - The 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to the west, Bayview Hill to the north, Jamestown Avenue to the east (but does not include those lots fronting on Jamestown), and Harney Way to the south. Parcels that would be affected by the Planning Code Text and Map Changes are those bordered by Executive Park Boulevards West, North, and East on the west, north, and east respectively, and Harney Way on the south (referred to as the office park portion). **Request to Initiate Amendments to the San Francisco Planning Code by amending Sectional Maps SU10 of the Zoning Map to establish the Executive Park Special Use District; amending Sectional Map HT10 to establish the 65/240-EP Height and Bulk District; amending Sectional Map ZN09 to change certain Executive Park parcels from C-2(Community Business) and M-1 (Light Industrial) to RC- 3(Residential-Commercial Combined, Medium Density).** More specifically, Sectional Map ZN10 would be amended by rezoning Assessor's Block 4991, Lots 074, 075, 085 and 086 from C-2 to RC-3; Assessor's Block 4991 / Lots 012, 024, 061, 065, 078 and Assessor's Block 5076, Lots 012 and 013 from M-1 to RC-3; Planning Code Sectional Map SU10 would be amended to include Assessor's Block 4991, Lots 012, 024, 061, 065, 074, 075, 078, 085, 086, and Block 5076 Lots 012 and 013 into the newly established Executive Park SUD, and Sectional Map HT10 would be amended to include Assessor's Block 4991, Lots 074, 075, 085 and 086 within the newly established 65/240-EP Height and Bulk District. These actions along with the proposed General Plan Amendments and Planning Code Text Amendments would provide for the transition of the existing office park portion of the site to a new mixed-use predominately residential pedestrian-oriented neighborhood. These amendments would accommodate up to 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces and other associated uses, in approximately thirteen buildings that would range between 65-feet to 240-feet tall.
- Preliminary Recommendation: Initiate the Zoning Map Amendments

8. 2011.0278U (S. HAYWARD: (415) 558-6372)  
AMENDMENTS TO THE ADMINISTRATIVE CODE CHAPTER 41F: LARGE TOURIST HOTEL CONVERSION ORDINANCE [BOARD FILE NO.11-0282] - Ordinance introduced by Mayor Lee amending the San Francisco Administrative Code Chapter 41F, Section 41F.3, to extend the deadline for Planning Commission approval of applications for conversion of large tourist hotels to condominium projects, subject to completion of project-specific milestones by November 1, 2010, and making required findings.

## Preliminary Recommendation: Approval with Modifications

## F. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on an agenda item (item 9) that has already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

## G. CONSIDERATION OF FINDINGS &amp; FINAL ACTION – PUBLIC HEARING CLOSED

9. 2006.0848E (C. FORDHAM: (415) 575-9071)  
25-35 DOLORES STREET - east side of Dolores Street between Clinton Park and 14<sup>th</sup> Street; Lot 069 in Assessor's Block 3534 - **Certification of the Final Environmental Impact Report**. The proposed project includes demolition of 25-35 Dolores Street and new construction of a four-story, 62,030 square-foot, 47 unit residential building. The existing two contiguous garage buildings on the site were built in 1917- 1918 and are historic resources. The project site is located in a RTO (Residential, Transit-Oriented) Zoning District and 40-X height and bulk district. The proposed project would require Conditional Use Authorization for density greater than one unit per 600 square feet, off-street parking at greater than 0.75 spaces per unit, and development of a lot greater than 10,000 square feet; and a rear yard variance.  
**Please note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on September 13, 2010. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**

Preliminary Recommendation: Certify the Final EIR

## H. REGULAR CALENDAR

- 10a. 2006.0848ECV (M. SMITH: (415) 558-6322)  
25 – 35 DOLORES STREET - east side between Market and 14<sup>th</sup> Streets; Lot 069 in Assessor's Block 3534 - **Consideration of Adoption of Findings under the California Environmental Quality Act**. The project proposes to demolish two existing warehouses and construct a four-story residential building with up to 37 residential units and up to 37 off-street parking spaces located in a below grade garage. The project site is located within the Market and Octavia Plan Area, the RTO (Residential, Transit Oriented Neighborhood) Zoning District, and 40-X Height and Bulk Districts.  
Preliminary Recommendation: Adopt Findings

- 10b. 2006.0848ECV (M. SMITH: (415) 558-6322)  
25 – 35 DOLORES STREET - east side between Market and 14<sup>th</sup> Streets; Lot 069 in Assessor's Block 3534 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 121.5, 151.1, 209.1(k), and 303 to develop a lot that is greater than 10,000 square-feet, to allow off-street residential parking at a 1:1 ratio, and to develop at a residential density not exceeding 1:400 square-feet of lot area. The project proposes to demolish two existing warehouses and construct a four-story residential building with up to 37 residential units and up to 37 off-street parking spaces located in a below grade garage. The project site is located within the Market and Octavia Plan Area, the RTO (Residential, Transit Oriented Neighborhood) Zoning District, and 40-X Height and Bulk Districts.  
Preliminary Recommendation: Approval with Conditions

- 10c. 2006.0848ECV (M. SMITH: (415) 558-6322)

25 – 35 DOLORES STREET - east side between Market and 14<sup>th</sup> Streets; Lot 069 in Assessor's Block 3534 - **Request for Variances**, pursuant to Planning Code Sections 132, 134, and 140 to modify the front setback and rear yard requirements in the District, and for dwelling unit exposure for two dwelling units. The project proposes to demolish two existing warehouses and construct a four-story residential building with up to 37 residential units and up to 37 off-street parking spaces located in a below grade garage. The project site is located within the Market and Octavia Plan Area, the RTO (Residential, Transit Oriented Neighborhood) Zoning District, and 40-X Height and Bulk Districts.

## 5:00 P.M.

11. (J. RAHAIM: (415) 558-6411)  
Governor Brown's Proposed Elimination of Redevelopment Agencies - Discussion
12. 2007.0903MTZUU (J. SWITZKY: (415) 575-6815)  
TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT - Informational Only - Lots 001 and 002 in Assessor's Block 1939 - Informational presentation to provide an overview of the changes to the structure of the Treasure Island/Yerba Buena Island Redevelopment Project, as the Project will no longer pursue a Redevelopment Plan, in favor of the formation of Infrastructure Finance Districts. In addition, the Commission will be provided an informational overview of the Project and associated components including: (1) draft Amended and Restated Base Closure Homeless Assistance Agreement, (2) draft Development Agreement, and (3) key draft exhibits to the draft Disposition and Development Agreement, including: (a) Transportation Plan, (b) Sustainability Plan, (c) Jobs and Equal Opportunity Policy, and (d) Community Facilities Plan. Note that summary materials and documentation for these items were previously distributed to the Commission in preparation for the March 3 and March 17 meetings, as presentation on these items was postponed.  
Preliminary Recommendation: Informational Presentation-No action requested

### I. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**\*\*\* Notice of PROPOSED Future Agenda Items \*\*\***

**CPMC**

April 21, 2011

- Informational

**EXECUTIVE PARK**

May 5, 2011

- Certification of EIR, Adoption of GP, Zoning Map and  
Planning Code Amendments

**CPC RULES AND REGULATIONS**

May 12, 2011

- Proposed Adoption of Amendments

**NOTE:** Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items.  
**ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON  
THE FINAL PUBLISHED CALENDAR FOR THAT DATE.**





**SAN FRANCISCO  
PLANNING COMMISSION  
Notice of Meeting  
&  
Calendar**

04-08-11P01:29 RDM

**Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, April 14, 2011**

**GOVERNMENT  
DOCUMENTS DEPT**

**APR - 8 2011**

**\*\*\* 1:00 PM \*\*\***

**SAN FRANCISCO  
PUBLIC LIBRARY**

**Regular Meeting**

President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

**THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION**

**Commission Meeting Procedures**

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision. The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

1:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**NOTE:** For the next few weeks, the Commission's Order of Business has been altered to accommodate the new start time and honor the 1:30 p.m. noticed time for most cases.

**A. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**B. COMMISSIONERS' QUESTIONS AND MATTERS**

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

## 1. Consideration of Adoption:

- Draft Minutes of Special Meeting of February 24, 2011
- Draft Minutes of Regular Meeting of February 24, 2011
- Draft Minutes of Regular Meeting of March 17, 2011
- Draft Minutes of Regular Meeting of March 24, 2011

## 2. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**C. DIRECTOR'S REPORT**

## 3. Director's Announcements

## 4. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

## 5. (J. SWITZKY: (415) 575-6815)

**CENTRAL CORRIDOR PLANNING PROJECT - Informational Item** - Staff will provide a brief introduction to the new comprehensive planning effort to evaluate land use, urban form, and public realm issues in the Central Subway corridor south of Market Street.

6.

(B. SMITH: (415) 575-6835)

DEMONSTRATION OF NEW PROPERTY INFORMATION MAP1:30 P.M.**D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

7

2006.0428C

(D. SANCHEZ: (415) 575-9082)

2401 16<sup>TH</sup> STREET - south side between Bryant and Florida Streets; Lot 001 in Assessor's Block 3965 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 134, 175.6(e)(1), 215(a) and 303 to allow new construction of a 4 story 40 foot tall building containing 12 dwelling units and 12 off-street parking spaces utilizing its Eastern Neighborhoods Pipeline Status to elect to conform to the controls under the M-1 (Light Industrial) Zoning District and the 68-X Height and Bulk District, while conforming to Articles 1, 1.2, 1.5, 2.5, as amended by the Eastern Neighborhoods Controls, or requesting Conditional Use authorization to seek relief from those amended Articles.

Preliminary Recommendation: Approval with Conditions

**(Proposed for Continuance to April 21, 2011)**

8

2008.0081E

(D. JAIN: (415) 575-9051)

950 MASON STREET - FAIRMONT HOTEL PROJECT - **Certification of the Final Environmental Impact Report** - The project site is located at 950 Mason Street (Assessor's Block 0244, Lot 001). The proposed project includes: 1) renovation of portions of the landmark 1906 Fairmont Hotel building (City Landmark # 185), including consolidation of up to 60 hotel rooms; 2) reconfiguration of some existing hotel uses; 3) demolition of the 1961 23-story Fairmont Hotel tower above the five-story podium; and 4) construction of a new 160-unit, 26-story residential tower and five-story midrise residential component, both above a five-story podium, on the site of the existing hotel tower and podium (proposed to be demolished). The proposed project would include below-grade parking for about 350 vehicles. The 113,400-square-foot project site is located in an RM-4 (Residential Mixed-High Density) Use District and the Nob Hill Special Use District (SUD), and in 200-E, 300-E and 320-E Height and Bulk Districts. The proposed project would require Conditional Use (CU) authorization for height and bulk and for a Planned Unit Development (PUD) including exceptions to the 25 percent rear yard requirement, as well as require Planning Commission approval under the "Large Tourist Hotel Conversion Ordinance," Administrative Code 41F.3(f), among other approvals. The proposed exterior changes to the historic 1906 Fairmont Hotel building would also require a Certificate of Appropriateness from the Historic Preservation Commission. The Draft EIR found that implementation of the proposed project would result in a significant unavoidable environmental impact on cultural resources, related to demolition of the Tonga Room, which has been identified as a historic resource under the California Environmental Quality Act (CEQA).

Preliminary Recommendation: Certify the Final Environmental Impact Report.

Response to the Planning Commission Draft EIR questions.

**(Proposed for Continuance to June 23, 2011)**

**E. REGULAR CALENDAR**

9. 2009.1163E (D. LEWIS: (415) 575-9095)  
17<sup>TH</sup> AND FOLSOM PARK - north side of 17<sup>th</sup> Street between Folsom and Shotwell Streets; Lot 18 in Assessor's Block 3571 - **Appeal of a Preliminary Mitigated Negative Declaration**. The proposed project would subdivide the 60,925-square-foot parcel, which is currently a 219-space surface parking lot, and construct a 34,300-square-foot neighborhood park that would front on 17<sup>th</sup>, Folsom, and Shotwell Streets. No structures, including restrooms, are proposed. The remaining 26,625 square feet of the lot would remain in its current use. The project site is located within the Eastern Neighborhoods Rezoning and Area Plans, a Public Use District, and a 50-X Height and Bulk District. Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration (Continued from Regular Meeting of March 17, 2011)
10. (D. ALUMBAUGH (415) 558-6601)  
INFRASTRUCTURE FINANCE DISTRICT PARTNERSHIPS - **Informational presentation** by the Office of Economic and Workforce Development on the idea of Infrastructure Finance District partnerships. Preliminary Recommendation: Informational only, no action requested.
11. 2010.1044X (B. FU: (415) 558-6613)  
45 LANSING STREET - south side of Lansing Street on a through lot that also fronts Harrison Street, between First and Essex Streets, Lot 059 in Assessor's Block 3749 - **Request under Planning Code Sections 309.1, 352, 825 and 827 to allow modification and re-entitlement of a project approved under Motion No. 17397** within the RH-DTR (Rincon Hill Downtown Residential Mixed Use) Zoning District and 65/400-R Height and Bulk District. The proposal would increase the number of dwellings from 227 to 320 and number of parking spaces from 227 to 265, and require a determination of compliance under Planning Code Section 309.1, including exceptions to allow greater than one parking space for every two dwelling units, provide off-site open space in lieu of on-site, and allow dwelling units without Code-required exposure. Preliminary Recommendation: Approval with conditions. (Continued from Regular Meeting of March 17, 2011)
12. 2010.1045C (M. SMITH: (415) 558-6322)  
401 TARAVAL STREET - southwest corner at 14<sup>th</sup> Avenue; Lot 001 in Assessor's Block 2411 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 711.81 to convert the existing two-story over basement, 13,666 square-foot office building into a church (dba San Francisco Bible Church), located within a NC-2 (Neighborhood Commercial - Small Scale) District and 40-X Height and Bulk Districts. Preliminary Recommendation: Approval with Conditions
13. 2009.0155 (M. SMITH: (415) 558-6322)  
3987 20<sup>TH</sup> STREET - south side between Sanchez and Church Streets; Lot 055A in Assessor's Block 3605 - The hearing will be held to clarify a previous Planning Commission decision (Discretionary Review Action No. 0193 - adopted on February 3, 2011) for Building Permit Application No. 2010.07.06.6032, proposing to construct a roof deck and a three-story horizontal addition at the rear of a single-family dwelling, located in a RH-1 (Residential, House, One-Family) District, the Dolores Heights Special Use District, and a 40-X Height and Bulk District.

**F. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With

respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**\*\*\* Notice of PROPOSED Future Agenda Items \*\*\***

**EXECUTIVE PARK**

May 5, 2011

- Certification of EIR, Adoption of GP, Zoning Map and Planning Code Amendments

**CPMC**

May 12, 2011

- Informational

**CPC RULES AND REGULATIONS**

May 12, 2011

- Proposed Adoption of Amendments

**NOTE:** Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items. ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.



SF  
055  
#14  
4/21/11  
Joint

# SAN FRANCISCO PLANNING COMMISSION



## RECREATION & PARKS COMMISSION

### Notice of Joint Meeting

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 21, 2011

1:30 PM

Special Meeting

#### PLANNING COMMISSION:

President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini  
Gwyneth Borden  
Rodney Fong  
Kathrin Moore  
Hiyashi Sugaya

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#### RECREATION AND PARKS COMMISSION:

President: Mark Buell  
Vice President: Tom Harrison  
Commissioners: Paige Arata, Gloria Bonilla, David E. Lee, Meagan Levitan,  
Larry Martin

#### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to

raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

**Policy on Commissioner's requests for hearings:** There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

**Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings**

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**Accessible Meeting Policy**

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**Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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**COMMUNICATIONS**

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception

**A. SPECIAL CALENDAR**

1. 2011.0248K (D. SÁNCHEZ: (415) 575-9082)  
GENE FRIEND RECREATION CENTER - block bounded by 6<sup>th</sup>, Folsom and Harriet Streets, Lots 10, 11, 12 and 111 of Assessor's Block 3731 - **Request to Consider jointly with the Recreation and Park Commission** an increase of the cumulative shadow limits for Gene Friend Recreation Center (formerly know as South of Market Park and South of Market Recreation Center) as established in a jointly-approved Section 295 implementation Memo adopted in 1989, as well as discussion and possible correction of the information contained in the 1989 Memorandum about the Gene Friend Recreation Center, in order to accommodate new shadow cast by the 36 - 38 Harriet Street Project. The Gene Friend Recreation Center is a park referred to as "South of Market Park" in the 1989 Implementation Memo. The impacted park is located within the P (Public) Zoning District and the 45-X, 65-X, and OS Height and Bulk Districts.  
Preliminary Recommendation (Planning Commission): Adoption of the Resolution raising the cumulative shadow limit for Gene Friend Recreation Center.  
(Continued from Regular Meeting of March 24, 2011)
2. 2010.0128K (D. SÁNCHEZ: (415) 575-9082)  
36 - 38 HARRIET STREET - Lots 101 and 102 in Assessor's Block 3731 - **Request to consider, with a recommendation from the General Manager of the Recreation and Parks Department in consultation with the Recreation and Parks Commission**, whether the shading or shadowing on Gene Friend Recreation Center from the proposed project will be significant or adverse, pursuant to Planning Code Section 295 (The Sunlight Ordinance). The proposed project will construct a four story, 23 unit multifamily SRO building on an existing vacant lot. The finished roof of the building would reach a height of approximately 45 feet, while the parapet would reach a height of approximately 48 feet. The project site is located within the MUG (Mixed use General) and RED (Residential Enclave District) Zoning District and the 45-X Height and Bulk District.  
Preliminary Recommendation (Planning Commission): Adoption of the Motion finding that net new shadow from the project is not adverse, and authorizing the allocation of the cumulative shadow limits for Gene Friend Recreation Center to this project.  
(Continued from Regular Meeting of March 24, 2011)

Adjournment:



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 21, 2011

3:00 PM

Regular Meeting

President: Christina R. Otagus

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: [http://www.sfgov.org/site/sfglv\\_index.asp](http://www.sfgov.org/site/sfglv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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8:00 AM

## ROLL CALL:

President: Kristina R. Olegue  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;  
Kathrin Moore; Hisashi Sugaya

**NOTE:** The Commission's Order of Business has been altered to accommodate its unusual hearing schedule today.

**A. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2010.1040D (D. SANCHEZ: (415) 575-9082)  
353 SAN JOSE AVENUE - east side of San Jose between 25<sup>th</sup> Street and 26<sup>th</sup> Streets; Lot 022 in Assessor's Block 6531 - **Mandatory Discretionary Review**, under Planning Code Section 317 requiring review of the demolition of residential buildings and their replacement structures, of Demolition Permit Application No. 2007.12.12.0282 to demolish an existing single family dwelling within an RM-2 (Residential, Mixed, Moderate Density) District with a 40-X Height and Bulk Designation.  
Preliminary Recommendation: Do not take Discretionary Review and Approve  
**NOTE:** This Case 2010.1040D and Case No. 2009.0173DV were originally heard on December 16, 2010 and continued to March 17, 2011. On March 17, 2011 the Zoning Administrator granted Variance Case No 2009.0173V, the Planning Commission approved Case 2009.0173D and the Planning Commission intended to act on Case 2010.1040D.

**B. REGULAR CALENDAR**

2. **Consideration of Adoption:**
  - Draft Minutes of Regular Meeting of January 13, 2011
  - Draft Minutes of Regular Meeting of March 3, 2011
  - Draft Minutes of Regular Meeting of April 7, 2011
3. 2006.0428C (D. SANCHEZ: (415) 575-9082)  
2401 16<sup>th</sup> STREET - south side between Bryant and Florida Streets; Lot 001 in Assessor's Block 3965 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 134, 175.6(e)(1), 215(a) and 303 to allow new construction of a 4 story 40 foot tall building containing 12 dwelling units and 12 off-street parking spaces utilizing its Eastern Neighborhoods Pipeline Status to elect to conform to the controls under the M-1 (Light Industrial) Zoning District and the 50-X Height and Bulk District, while conforming to Articles 1, 1.2, 1.5, 2.5, as amended by the Eastern Neighborhoods Controls, or requesting Conditional Use authorization to seek relief from those amended Articles.  
Preliminary Recommendation: Approval with Conditions  
(Continued from the Regular Meeting of April 14, 2011)

**C. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

**D. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

4. 2008.0968E (M. JACINTO: (415) 575-9033)  
NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN - 701 LOMBARD STREET AND 2000 MASON STREET - southeast corner of Lombard Street and Columbus Avenue and the block bounded by Lombard, Powell, and Greenwich Streets and Columbus Avenue; Lot 001 of Assessor's Block 0074 and Lot 001 in Assessor's Block 0075 - **Certification of Final Environmental Impact Review.** The North Beach Public Library and Joe DiMaggio Playground Master Plan project would involve vacation (closure) of a 195-linear-foot portion of Mason Street to vehicular traffic, landscaping improvements in the Mason Street right-of-way, construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the right-of-way, demolition of the existing library at 2000 Mason Street, excavation, renovation and reorganization of the playground features, and rezoning of the 701 Lombard Property from North Beach NC (Neighborhood Commercial), Telegraph Hill-North Beach Residential Special Use District, and North Beach Special Use District to P (Public) and from 40-X to an OS (Open Space) Height and Bulk District. The project would result in a total net increase of approximately 3,200 sf of library floor area and about 12,010 sf of new open space. The 701 Lombard Street property (0074/001) is located within the North Beach NC (Neighborhood Commercial) District, Telegraph Hill-North Beach Residential Special Use District, North Beach Special Use District, and the 40-X Height and Bulk District. The 2000 Mason Street property (0075/001) is located within the P (Public) District, Telegraph Hill-North Beach Residential Special Use District and the OS Height and Bulk District.

Preliminary Recommendation: Certify the Final EIR.

**NOTE: the public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the public comment portion of the Commission calendar.**

**E. REGULAR CALENDAR**

- 5a. 2008.0968ERZ (P. LAVALLEY: (415) 575-9084)  
NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN - 701 LOMBARD STREET AND 2000 MASON STREET - southeast corner of Lombard Street and Columbus Avenue and block bounded by Lombard, Powell, and Greenwich Streets and Columbus Avenue; Lot 001 of Assessor's Block 0074 and Lot 001 in Assessor's Block 0075 - **Consideration of Adoption of Findings under the California Environmental Quality Act.** The North Beach Public Library and Joe DiMaggio Playground Master Plan project would involve vacation (closure) of a 195-linear-foot portion of Mason Street to vehicular traffic, landscaping improvements in the Mason Street right-of-way, construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the right-of-way, demolition of the existing library at 2000 Mason Street, excavation, renovation and reorganization of the playground features, and rezoning of the 701 Lombard Property from North Beach NC Neighborhood Commercial), Telegraph Hill-North Beach Residential Special Use District, and North Beach Special Use District to P (Public) and from 40-X to an OS (Open Space) Height and Bulk District. The project would result in a total net increase of approximately 3,200

af of library floor area and about 12,010 sf of new open space. The 701 Lombard Street property (0074/001) is located within the North Beach NC (Neighborhood Commercial) District, Telegraph Hill-North Beach Residential Special Use District, North Beach Special Use District, and the 40-X Height and Bulk District. The 2000 Mason Street property (0075/001) is located within the P (Public) District, Telegraph Hill-North Beach Residential Special Use District and the OS Height and Bulk District.  
Preliminary Recommendation: Adopt Findings

- 5b. 2008.0908ERZ (P. LAVALLEY: (415) 575-9084)  
NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN - 701 LOMBARD STREET AND 2000 MASON STREET - southeast corner of Lombard Street and Columbus Avenue and block bounded by Lombard, Powell, and Greenwich Streets and Columbus Avenue; Lot 001 of Assessor's Block 0074 and Lot 001 in Assessor's Block 0075 - Consideration of a Motion making General Plan consistency findings pursuant to San Francisco Charter § 4.105 and San Francisco Administrative Code § 2A.53 and making a recommendation to the Board of Supervisors regarding the consistency of the Zoning Map Amendments and Street Vacation and related actions for the North Beach Public Library and Joe DiMaggio Playground Master Plan project with the General Plan of the City and County of San Francisco and the Priority Policies of Planning Code Section 101.1. The Resolution of Intent for Street Vacation and Order of Street Vacation were co-introduced by Mayor Edwin Lee and Supervisor David Chiu and are identified as Board of Supervisors File No. 11-0314 and 11-0316. The Ordinance for Zoning Map Amendments was co-introduced by Mayor Edwin Lee and Supervisor David Chiu and is identified as Board of Supervisors File No. 11-0312.  
 Preliminary Recommendation: Adopt Findings

- 5c. 2008.0908ERZ (P. LAVALLEY: (415) 575-9084)  
NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN - 701 LOMBARD STREET AND 2000 MASON STREET - southeast corner of Lombard Street and Columbus Avenue and block bounded by Lombard, Powell, and Greenwich Streets and Columbus Avenue; Lot 001 of Assessor's Block 0074 and Lot 001 in Assessor's Block 0075 - Request for a Zoning Map Amendment pursuant to Planning Code Section 302 for the property at 701 Lombard Street (0074/001) to amend Sheet ZN01 of the Zoning Map to change the Zoning District from North Beach NC (Neighborhood Commercial) to P (Public) and remove the subject property from the Telegraph Hill - North Beach Residential Special Use District and the North Beach Special Use District and to amend Sheet HT01 of the Zoning Map to change the Height and Bulk District from 40-X to OS (Open Space) for the North Beach Public Library and Joe DiMaggio Playground Master Plan project or other public use and for purposes of consistency with the adjacent Public and Open Space zoning designation of the Joe DiMaggio Playground. The Ordinance was co-introduced by Mayor Edwin Lee and Supervisor David Chiu and is identified as Board of Supervisors File No. 11-0312. The Planning Commission will consider a resolution recommending these Zoning Map Amendments to the Board of Supervisors; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.  
 Preliminary Recommendation: Recommend approval with modifications to the Board of Supervisors

## F. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions:
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**G. DIRECTOR'S REPORT**

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**H. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**SAN FRANCISCO  
PLANNING COMMISSION  
&  
TREASURE ISLAND AUTHORITY**  
**Notice of Joint  
Meeting**

Supervisors Chambers - Room 250  
City Hall, 1 Dr. Carlton B. Goodlett Place

**Thursday, April 21, 2011**

**6:30 PM**

**Special Meeting**

GOVERNMENT  
DOCUMENTS DEPT

APR 15 2011

SAN FRANCISCO  
PUBLIC LIBRARY

**PLANNING  
COMMISSION:**

President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini  
Gwyneth Borden  
Rodney Fong  
Kathrin Moore  
Higashi Sugaya

**TREASURE ISLAND  
AUTHORITY:**

President: Claudine Cheng  
Members: Jean-Paul Samaha, Secretary/Vice President  
Larry DeCarlo  
Mark Dunlap  
John Eiberling, *Chief Financial Officer*  
Larry Mazzaia, Jr.  
Linda Richardson  
Hon. Jane Kim, *Ex-Officio*

**Commission Meeting Procedures**

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization,



or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noe and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [soti@sfgov.org](mailto:soti@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvs/sunshine](http://www.sfgov.org/bdsuprvs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception



**A. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on an agenda item that has already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

**B. CONSIDERATION OF FINDINGS & FINAL ACTION - PUBLIC HEARING CLOSED**

1. 2007.0903E (R. COOPER: (415) 575-9027)  
TREASURE ISLAND/YERBA BUENA ISLAND PROJECT - Certification of the Final Environmental Impact Report - The project site is located on Treasure Island and Yerba Buena Island and the immediately surrounding waters (Assessors Block 1939, Lots 1 and 2). The proposed project would include development on Treasure Island and Yerba Buena Island of up to 8,000 residential units; up to 140,000 square feet (sq. ft.) of new commercial and retail space; up to 100,000 sq. ft. of new office space; adaptive reuse of three historic buildings on Treasure Island with up to 311,000 sq. ft. of commercial, retail, and/or flex space; about 500 hotel rooms; rehabilitation of the historic buildings on Yerba Buena Island; new and/or upgraded public and community facilities; new and/or upgraded public utilities; about 300 acres of parks and public open space including shoreline access and cultural uses such as a museum; new and upgraded streets and public ways; bicycle, transit, and pedestrian facilities; landside and waterside facilities for the Treasure Island Sailing Center; landside services for an expanded marina; and a new Ferry Terminal and intermodal Transit Hub. Infrastructure improvements would include geotechnical stabilization to improve seismic safety. The proposed project would also include green building specifications, programs to encourage transit use, design standards that would enable photovoltaic panel installation on most roofs, recycled water use, and other features promoting sustainability. Construction and build-out would be phased and would be anticipated to occur over an approximately 15- to 20-year period. The Draft EIR identifies potentially significant, unavoidable environmental impacts on aesthetics, historic architectural resources, transportation, noise, air quality, wind and biological resources.  
Preliminary Recommendation: Certify the Final EIR  
(Continued from the Regular Meeting of April 7, 2011)  
Note: The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the calendar.

**C. SPECIAL CALENDAR**

- 2a. 2007.0903EBMRTUWZ (J. SWITZKY: (415) 575-6815)  
TREASURE ISLAND/YERBA BUENA ISLAND PROJECT - Adopting environmental findings (and a statement of overriding considerations) under the California Environmental Quality Act in connection with the adoption of the project and related actions necessary to implement the project - The project location includes Lots 001 and 002 in Assessor's Block 1939. The proposed project will include (i) approximately 8,000 new residential units, with at least 25 percent of which (2,000 units) will be made affordable to a broad range of very-low to moderate income households, (ii) adaptive reuse of 311,000 square feet of historic structures, (iii) 140,000 square feet of new retail uses and 100,000 square feet of commercial office space, (iv) 300 acres of parks and open space, (v) new and or upgraded public facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other community facilities, (vi) 400-500 room hotel, (vii) the investment of approximately \$155 million in transportation infrastructure, and (viii) the creation of thousands of construction job opportunities and thousands of permanent jobs.  
Preliminary Recommendation: Adopt the Findings

- 2b. 2007.0903EBMRTUWZ (J. SWITZKY: (415) 575-6815)  
TREASURE ISLAND/YERBA BUENA ISLAND PROJECT - Request for amendments to the General Plan, including amendments to the Commerce and Industry Element, Community Facilities Element, Housing Element, Recreation and Open Space Element, Transportation Element, Urban Design Element, Land Use Index along with other minor General Plan map amendments, and adoption of the Treasure Island/Yerba Buena Island Area Plan - The project location includes Lots 001 and 002 in Assessor's Block 1939. The proposed project will include (i) approximately 8,000 new residential units, with at least 25 percent of which (2,000 units) will be made affordable to a broad range of very-low to moderate income households, (ii) adaptive reuse of 311,000 square feet of historic structures, (iii) 140,000 square feet of new retail uses and 100,000 square feet of commercial office space, (iv) 300 acres of parks and open space, (v) new and or upgraded public facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other community facilities, (vi) 400-500 room hotel, (vii) the investment of approximately \$155 million in transportation infrastructure, and (viii) the creation of thousands of construction job opportunities and thousands of permanent jobs.  
Preliminary Recommendation: Approval
- 2c. 2007.0903EBMRTUWZ (J. SWITZKY: (415) 575-6815)  
TREASURE ISLAND/YERBA BUENA ISLAND PROJECT - Establishing findings of consistency with the General Plan of the City and County of San Francisco and with Section 101.1 of the City Planning Code for the Treasure Island/Yerba Buena Island project and for various actions necessary for the implementation of the project - The project location includes Lots 001 and 002 in Assessor's Block 1939. The proposed project will include (i) approximately 8,000 new residential units, with at least 25 percent of which (2,000 units) will be made affordable to a broad range of very-low to moderate income households, (ii) adaptive reuse of 311,000 square feet of historic structures, (iii) 140,000 square feet of new retail uses and 100,000 square feet of commercial office space, (iv) 300 acres of parks and open space, (v) new and or upgraded public facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other community facilities, (vi) 400-500 room hotel, (vii) the investment of approximately \$155 million in transportation infrastructure, and (viii) the creation of thousands of construction job opportunities and thousands of permanent jobs.  
Preliminary Recommendation: Approval
- 2d. 2007.0903EBMRTUWZ (J. SWITZKY: (415) 575-6815)  
TREASURE ISLAND/YERBA BUENA ISLAND PROJECT - Request for amendments to the San Francisco Planning Code by amending Sections 102.5 and 201 to include the Treasure Island/Yerba Buena Island Special Use District, amending Section 105 relating to the height and bulk limits for Treasure Island and Yerba Buena Island, adding Section 249.52 to establish the Treasure Island/Yerba Buena Island Special Use District, adding Section 263.26 to establish the Treasure Island/Yerba Buena Island Height and Bulk District and amending table 270 to recognize this District - The project location includes Lots 001 and 002 in Assessor's Block 1939. The proposed project will include (i) approximately 8,000 new residential units, with at least 25 percent of which (2,000 units) will be made affordable to a broad range of very-low to moderate income households, (ii) adaptive reuse of 311,000 square feet of historic structures, (iii) 140,000 square feet of new retail uses and 100,000 square feet of commercial office space, (iv) 300 acres of parks and open space, (v) new and or upgraded public facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other community facilities, (vi) 400-500 room hotel, (vii) the investment of approximately \$155 million in transportation infrastructure, and (viii)

the creation of thousands of construction job opportunities and thousands of permanent jobs.

Preliminary Recommendation: Approval

- 2e. 2007.0803EGBMRTUWZ (J. SWITZKY: (415) 575-6815)  
TREASURE ISLAND/YERBA BUENA ISLAND PROJECT - Request for approval of the Treasure Island/Yerba Buena Island Design for Development document - The project location includes Lots 001 and 002 in Assessor's Block 1939. The proposed project will include (i) approximately 8,000 new residential units, with at least 25 percent of which (2,000 units) will be made affordable to a broad range of very-low to moderate income households, (ii) adaptive reuse of 311,000 square feet of historic structures, (iii) 140,000 square feet of new retail uses and 100,000 square feet of commercial office space, (iv) 300 acres of parks and open space, (v) new and or upgraded public facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other community facilities, (vi) 400-500 room hotel, (vii) the investment of approximately \$155 million in transportation infrastructure, and (viii) the creation of thousands of construction job opportunities and thousands of permanent jobs.  
Preliminary Recommendation: Approval
- 2f. 2007.0803EGBMRTUWZ (J. SWITZKY: (415) 575-6815)  
TREASURE ISLAND/YERBA BUENA ISLAND PROJECT - Request for amendments to the San Francisco Zoning Maps by adding new Sectional Map ZN14 to show the zoning designations of Treasure Island and Yerba Buena Island; adding new Sectional Map HT14 to establish the Height and Bulk District for Treasure Island and Yerba Buena Island; adding new Sectional Map SU14 to establish the Treasure Island /Yerba Buena Island Special Use District - The project location includes Lots 001 and 002 in Assessor's Block 1939. The proposed project will include (i) approximately 8,000 new residential units, with at least 25 percent of which (2,000 units) will be made affordable to a broad range of very-low to moderate income households, (ii) adaptive reuse of 311,000 square feet of historic structures, (iii) 140,000 square feet of new retail uses and 100,000 square feet of commercial office space, (iv) 300 acres of parks and open space, (v) new and or upgraded public facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other community facilities, (vi) 400-500 room hotel, (vii) the investment of approximately \$155 million in transportation infrastructure, and (viii) the creation of thousands of construction job opportunities and thousands of permanent jobs.  
Preliminary Recommendation: Approval
- 2g. 2007.0803EGBMRTUWZ (J. SWITZKY: (415) 575-6815)  
TREASURE ISLAND/YERBA BUENA ISLAND PROJECT - Making office allocation findings pursuant to Planning Code Sections 320-325 for the prioritization of 100,000 square feet of office space for the Treasure Island/Yerba Buena Island project. The project location includes Lots 001 and 002 in Assessor's Block 1939. The proposed project will include (i) approximately 8,000 new residential units, with at least 25 percent of which (2,000 units) will be made affordable to a broad range of very-low to moderate income households, (ii) adaptive reuse of 311,000 square feet of historic structures, (iii) 140,000 square feet of new retail uses and 100,000 square feet of commercial office space, (iv) 300 acres of parks and open space, (v) new and or upgraded public facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other community facilities, (vi) 400-500 room hotel, (vii) the investment of approximately \$155 million in transportation infrastructure, and (viii) the creation of thousands of construction job opportunities and thousands of permanent jobs.  
Preliminary Recommendation: Approval

- 2h. 2007.0903EBMRTUWZ (J. SWITZKY: (415) 575-6815)  
TREASURE ISLAND/YERBA BUENA ISLAND REDEVELOPMENT PROJECT -  
Request for approval of a Development Agreement between the City and County of  
San Francisco and Treasure Island Community Development, LLC, for certain real  
property at Assessors Blocks and Lots 1939-001, and 1939-002, all together  
consisting of approximately 450 acres, for a term of thirty (30) years - The project  
location includes Lots 001 and 002 in Assessor's Block 1939. The proposed project will  
include (i) approximately 8,000 new residential units, with at least 25 percent of which  
(2,000 units) will be made affordable to a broad range of very-low to moderate income  
households, (ii) adaptive reuse of 311,000 square feet of historic structures, (iii) 140,000  
square feet of new retail uses and 100,000 square feet of commercial office space, (iv)  
300 acres of parks and open space, (v) new and or upgraded public facilities, including a  
joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other  
community facilities, (vi) 400-500 room hotel, (vii) the investment of approximately \$155  
million in transportation infrastructure, and (viii) the creation of thousands of construction  
job opportunities and thousands of permanent jobs.  
Preliminary Recommendation: Approval

Adjournment:

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, April 28, 2011

12:00 PM

Regular Meeting

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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Note: Each item on the Consent or Regular calendar may include the following documents:

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- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.



12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2010.0277C (S. YOUNG: (415) 558-6346)  
2020 LOMBARD STREET - north side between Webster and Fillmore Streets; Lot 006 in Assessor's Block 0492 - **Request for Conditional Use Authorization** under Sections 161(j) and 303 of the Planning Code to allow the elimination of a residential off-street parking space on the ground floor of a three-story mixed use building within the NC-3 (Moderate-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District. The residential off-street parking space, with approximately 150 square feet in floor area, is proposed to be converted to a retail commercial space.  
Preliminary Recommendation: Approval with Conditions
2. 2009.0718C (B. FU: (415) 558-6613)  
123 TOWSEND STREET - east side between 2<sup>nd</sup> and 3<sup>rd</sup> Streets, in Assessor's Block 3794 and Lot 010 - **Request for Conditional Use Authorization** under Planning Code Sections 227(h), 842.93 and 303 to install up to six panel antennas and associated equipment cabinets on the building known historically as the Southern Pacific Warehouse and as part of a wireless transmission network operated by T-Mobile on a Location Preference Four (Preferred Location – Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a MUO (Mixed Use, Office) Zoning District and a 105-F Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

3. Consideration of Adoption:
  - Draft Minutes of Regular Meeting of April 14, 2011.

## 4. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

## D. DIRECTOR'S REPORT

## 5. Director's Announcements

6. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

## E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

## F. REGULAR CALENDAR

7. 2010.1121T (A. RODGERS: (415) 558-6395)  
PARKING IN SOUTH OF MARKET AND MISSION BAY - The Commission will consider a proposed Ordinance introduced by Supervisor Daly amending the San Francisco Planning Code by amending Sections 151, 151.1, 155, 161, 249.1, 249.23 and Part VII of Article 9 (1) to remove minimum parking requirements and establish maximum parking limits in M-1, C-M, and South of Market districts and the Folsom and Main Residential/Commercial and Fourth and Freelon Streets Special Use Districts to make them consistent with those of neighboring districts, (2) to require that non-residential and non-hotel parking in C-3 in the South of Market Mixed Use districts adjacent to Downtown maintain a fee structure which discourages long-term commuter parking, (3) to make parking controls in the Mission Bay Districts that are subject to the Planning Code consistent with requirements of neighboring districts; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1. Preliminary Recommendation: Approval with Modifications of Proposed Ordinance to Board of Supervisors.  
(Continued from Regular Meeting of February 10, 2011)

8. 2010.1162C (E. JACKSON: (415) 558-6363)  
741 VALENCIA STREET - east side between 18<sup>th</sup> and 19<sup>th</sup> Streets; Lot 090 in Assessor's Block 3589 - Request for Conditional Use Authorization, pursuant to Planning Code Sections 121.2, 303, 316, 726.24, and 726.41, to convert an existing single-story office building to a new Full-Service Restaurant & Bar Establishment with an Outdoor Seating Area (dba *Tacolicious*) that exceeds the use size limitations for the Zoning District. The Project is approximately 4,064 square feet, including the Outdoor Activity Area. The project is located within the Valencia Street Neighborhood Commercial Transit District (Valencia NCT), a 55-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.  
Preliminary Recommendation: Approval with Conditions

9. 2011.0085C (R. CRAWFORD: (415) 558-6358)  
1760 OCEAN AVENUE - north side of Ocean Avenue at Dorado Terrace, Block 3283, Lot 195 - **Request for Conditional Use Authorization** under Planning Code Sections 121.2, and 737.21, use size and 703.4, formula retail to allow a 15,312 square foot, formula retail establishment, CVS Pharmacy store, to be developed in the existing building within the Ocean Avenue Neighborhood Commercial Transit Oriented District, and 45-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
10. 2011.0084C (R. CRAWFORD: (415) 558-6358)  
701 PORTOLA DRIVE - south side of Portola Drive, Block 2901C, Lot 001 - **Request for Conditional Use Authorization** under Planning Code Sections 121.1 and 710.11, lot size, 121.2 and 710.21, use size, 703.4, formula retail and 228.2 service station conversion to allow demolition of a service station and a 10,000 square foot, formula retail establishment, CVS Pharmacy store, to be constructed on a 7,800 square foot lot within the NC-1, Neighborhood Commercial Cluster District, and 26-X Height and Bulk District. .  
Preliminary Recommendation: Approval with Conditions
11. 2010.1118DD (R. CRAWFORD: (415) 558-6358)  
952 MISSION STREET - north side between 5<sup>th</sup> and 6<sup>th</sup> Streets; Lot 017 in Assessor's Block 2704 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Section 217(k) of Building Permit Application No. 2010 1222 7171, proposing to develop a Medical Cannabis Dispensary (dba Grass Roots Cannabis) on the ground floor of an existing building. This project lies within a C-3-G (Downtown, General Commercial) District, and within the 160-F Height and Bulk District. A separate request for Discretionary Review has also been filed by a member of the public against the project.  
Preliminary Recommendation: Do not take Discretionary Review and approve

## **4:00 PM**

### **G. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

### **H. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

12. 2006.0868E (M. JACINTO: (415) 575-9033)  
800 PRESIDIO AVENUE - southeast corner of Presidio Avenue and Sutter Streets (Assessor's Block 1073, Lot 13) - **Certification of Final Environmental Impact Report** - The project sponsors, Booker T. Washington Community Services Center and Equity Community Builders, LLC, propose to demolish the existing 12,600-square-foot Booker T. Washington Community Services Center building, presumed an historic resource for purposes of environmental review, and to construct a mixed-use structure, which would replace and enlarge the community/recreation center and include new residential uses. The project would encompass about 68,206 square feet of space on six levels, five above grade and one below at a height of 55 feet along Presidio Avenue. The roughly 20,726 square-foot community center space would accommodate the center's current and future programs and would include a gymnasium, meeting space, and several classrooms. The project also comprises a total of 50 affordable residential units, including 24 units for emancipated foster youth, 24 affordable units for

persons earning up to 60 percent of area median income, and two units for onsite building managers. The project proposes 21 parking spaces in a basement garage accessible from Sutter Street. The project requires amendments to the Planning Code to establish a "Presidio-Sutter Affordable Housing Special Use District," subject to approval by the Board of Supervisors to reclassify the site's height limit from a 40-X height and bulk district to up to a 55-X height and bulk district, and to increase the residential density beyond permitted limits established by the Planning Code. The project would also request exceptions to Planning Code provisions related to street trees, rear yard, usable open space and dwelling unit exposure through a Planned Unit Development subject to Conditional Use authorization by the Planning Commission.

Preliminary Recommendation: certify the Environmental Impact Report

**NOTE: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the public comment portion of the Commission calendar.**

## I. REGULAR CALENDAR

- 13a. 2006.0868CEKTZ (G. CABREROS: (415) 558-6169)  
800 PRESIDIO AVENUE - east side between Sutter and Post Streets, Lot 013 in Assessor's Block 1073 - Consideration of a proposed ordinance introduced by Supervisor Farrell requesting **Rezoning and Text Amendments** to the Planning Code and Zoning Map to establish the Presidio-Sutter Special Use District (SUD) in association with a proposed community center and affordable housing project pursuant to Planning Code Sections 302 and 306. The **Planning Code Text Amendment** would establish the Presidio-Sutter SUD by adding Planning Code Section 249.53. The SUD would allow dwelling unit density and building height bonuses for projects with an affordable housing component beyond the amount required by the Planning Code. **Zoning Map Amendments** would include (1) establishing the Presidio-Sutter SUD at Lot 013 in Assessor's Block 1073 on Zoning Map Sheet SU03 and (2) amending the height limit from 40-X to 40-X/55-X on Zoning Map Sheet HT03.  
Preliminary Recommendation: Recommend Adoption

- 13b. 2006.0868CEKTZ (G. CABREROS: (415) 558-6169)  
800 PRESIDIO AVENUE - east side between Sutter and Post Streets, Lot 013 in Assessor's Block 1073 - **Request for Conditional Use Authorization** under Planning Code Sections 303, 304 and 306 to demolish the existing community center (Booker T. Washington Community Services Center) and to construct a Planned Unit Development including a new community center and an affordable housing residential building. The project proposes a 55 foot, 50-unit residential building with a basement level garage and a community center with mixed uses including a gymnasium within the RM-1 (Residential, Mixed, Low Density) District, the proposed Presidio-Sutter Special Use District and a proposed 40-X/55-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

## J. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:





# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting &

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 5, 2011

12:00 PM

Regular Meeting

GOVERNMENT  
DOCUMENTS DEPT

APR 29 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Long; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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12:00 PM \_\_\_\_\_

## ROLL CALL:

President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;  
Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0172T (A. STARR: (415) 558-6362)  
**The Commission will consider an Ordinance introduced by Supervisor Mirkarimi concerning self-service restaurants, retail coffee stores, and video stores as well as additional recommendations by Planning staff to consolidate existing restaurant definitions and controls.** Specifically, the proposed Ordinance would amend the San Francisco Planning Code by amending Sections 710, 730, 733A, 733A.1, 790.90, 790.91, and 790.102 of the Planning Code to: (1) increase the maximum use size for Small Self-Service Restaurants in Neighborhood Commercial Districts to that of the non-residential use size limit for the district and eliminate the limit on the number of seats; (2) increase the minimum size for Large Self-Service Restaurants in Neighborhood Commercial Districts to that of the non-residential use size limit for the district; (3) principally permit Small Self-Service Restaurants and Video Stores in Neighborhood Commercial Cluster (NC-1) and Neighborhood Commercial Transit Cluster (NCT-1) Districts; (4) conditionally permit Large Self-Service Restaurants in the Inner Sunset Neighborhood Commercial District; (5) require that mechanical noise and vibration from Self-Service Restaurants be confined to the premises; and (6) remove the prohibition of on-site food preparation and cooking and reheating equipment in Retail Coffee Stores; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
**(Proposed for Continuance to May 26, 2011)**
2. 2011.0105T (K. DISCHINGER: (415) 558-6284)  
**AMENDING PLANNING CODE INCLUSIONARY HOUSING CONTROLS TO ADD NEW ALTERNATIVE IN MARKET AND OCTAVIA PLAN AREA [BOS FILE NO. 11-0085]** - Hearing of a proposed Ordinance that would amend the San Francisco Planning Code by amending Section 415.5 to provide for a new land dedication alternative in the Market and Octavia Plan Area in lieu of payment of the Affordable Housing Fee; and adding Section 415.10 to provide for the requirements of such land dedication; and making various findings including environmental findings, Planning Code Section 101 and 302 findings, and General Plan consistency findings. The Commission will consider the proposed Ordinance, introduced by Supervisor Duffy, which would amend the Planning Code as described with additional modifications as recommended by the Planning Department.  
Preliminary Recommendation: Approval with Modifications  
(Continued from Regular Meeting of March 3, 2011)  
**(Proposed for Continuance to June 9, 2011)**
- 3a. 2011.0089CVX (K. GUY AT (415) 558-6163)  
**55 9<sup>TH</sup> STREET** - east side between Market and Mission Streets; Lot 066 in Assessor's Block 3701 - **Request for an amendment to the conditions of approval for a previously approved Conditional Use authorization.** Specifically, the amendment

proposes to extend the performance period for an additional three years for a previously approved project to construct a 17-story building containing approximately 260 dwelling units, approximately 3,000 square feet of ground-floor commercial uses, and approximately 113 off-street parking spaces. The amendment proposes no changes to the design or intensity of the project as originally approved. The subject property is located within the C-3-G (Downtown General Commercial) Zoning District and the 200-S Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

**(Proposed for Continuance to June 23, 2011)**

- 3b. 2011.0089CVX (K. GUY AT (415) 558-6163)  
55 9<sup>TH</sup> STREET – east side between Market and Mission Streets; Lot 066 in Assessor's Block 3701 – Request for an amendment to the conditions of approval for a previously granted Variance. Specifically, the amendment proposes to extend the performance period for an additional three years for a previously approved project to construct a 17-story building containing approximately 260 dwelling units, approximately 3,000 square feet of ground-floor commercial uses, and approximately 113 off-street parking spaces. The amendment proposes no changes to the design or intensity of the project as originally approved. The subject property is located within the C-3-G (Downtown General Commercial) Zoning District and the 200-S Height and Bulk District.  
**(Proposed for Continuance to June 23, 2011)**
- 3c. 2011.0089CVX (K. GUY AT (415) 558-6163)  
55 9<sup>TH</sup> STREET - east side between Market and Mission Streets; Lot 066 in Assessor's Block 3701 - **Request for an amendment to the conditions of approval for a previous Determination of Compliance with Planning Code Section 309.** Specifically, the amendment proposes to extend the performance period for an additional three years for a previously approved project to construct a 17-story building containing approximately 260 dwelling units, approximately 3,000 square feet of ground-floor commercial uses, and approximately 113 off-street parking spaces. The amendment proposes no changes to the design or intensity of the project as originally approved. The subject property is located within the C-3-G (Downtown General Commercial) Zoning District and the 200-S Height and Bulk District. Preliminary Recommendation: Approval with Conditions  
Preliminary Recommendation:  
**(Proposed for Continuance to June 23, 2011)**
4. 2008.1218C (S. LAI: (415) 575-9087)  
70 GOLD MINE DRIVE - north side, cross street Diamond Heights Boulevard, Lots 033 and 034 in Assessor's Block 7520 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317, to demolish a single-family house and a detached garage, merge lots 033 and 034, and construct three new dwelling units, within the RH-1 Zoning – Residential House, One Unit per Lot and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to June 23, 2011)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2010.0626C (D. SÁNCHEZ: (415) 575-9082)  
4301 3<sup>rd</sup> STREET - east side of 3<sup>rd</sup> Street, between Jerrold and Kirkwood Avenues, Lot 016 in Assessor's Block 5278 - **Request for Conditional Use Authorization** under Planning Code Sections 121.2 and 303 to establish a Large Other Institutions use (d.b.a. College Track) in excess of the 6,000 square foot use size limit within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
6. 2010.0614C (S. LAI: (415) 575-9087)  
4960 MISSION STREET - west side, between Seneca and Onondaga Avenues Lot 002 in Assessor's Block 6968 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 712.94, 161(j) and 303, to allow a reduction in the off-street parking requirements for the construction of a new 4-story mixed-use building containing a ground floor commercial use and three dwelling units, within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
10. 2011.0070I (R. CRAWFORD: (415) 558-6358)  
1355 SANSOME STREET - Southwest corner of Sansome and Greenwich Streets Lot 048, of Assessor's Block 0085 - **Informational Presentation on Draft Institutional Master Plan (IMP)**, pursuant to Planning Code Section 304.5. The Hult International Business School's IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and development plans within the C-2, Community Business and 84-E Height and Bulk Districts (Downtown, Retail) District, and the 80-130 F Height and Bulk District.  
Preliminary Recommendation: Informational presentation, no action requested

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.



## F. REGULAR CALENDAR

11. (K. DISCHINGER: (415) 558-6284)  
FY 2009-10 DEVELOPMENT IMPACT FEE REPORT AND INTERAGENCY PLAN IMPLEMENTATION COMMITTEE ANNUAL REPORT- Informational presentation by Controller's Office and Planning Department staff. Per Section 409 of the Planning Code the Controller's Office must compile an annual report on Development Impact Fee collections and expenditures. Per section 36 of the Administrative Code, the Interagency Plan Implementation Committee (IPIC), the City body tasked with coordination for Area Plan-identified community improvements, must compile a status report on major capital projects in Area Plans. Staff will present key findings of each report. Preliminary Recommendation: Informational only, no action requested.
- 12a. 2010.0937CV (M. SMITH: (415) 558-6322)  
259 BROAD STREET - south side between Capitol and Orizaba Avenues; Lot 052 of Assessor's Block 7114 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303, to modify the conditions of approval placed on the existing residential care facility in Motion No. 14958, Case No. 1999.644C, to allow for the construction of a one-story vertical addition that would add a dwelling unit to the existing building, located within a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
- 12b. 2010.0937CV (M. SMITH: (415) 558-6322)  
259 BROAD STREET - south side between Capitol and Orizaba Avenues; Lot 052 of Assessor's Block 7114 - **Request for a Variance**, pursuant to Planning Code Section 151 to add a dwelling unit without off-street parking. The project proposes the construction of a one-story vertical addition that would add a dwelling unit to the existing building. The project site is located within a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.
13. 2011.0126C (E. JACKSON: (415) 558-6363)  
680 VALENCIA STREET - west side between 17<sup>th</sup> and 18<sup>th</sup> Streets; Lot 007 in Assessor's Block 3577 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 303, 316, and 726.41, to convert a vacant building to a new Full-Service Restaurant & Bar Establishment (dba *Amber India Restaurant*) that exceeds the use size limitations for the Zoning District. The project is located within the Valencia Street Neighborhood Commercial Transit District (Valencia NCT), a 55-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.  
Preliminary Recommendation: Approval with Conditions
14. 2009.1101C (S. VELLVE: (415) 558-6263)  
333 BAKER STREET - northwest corner of Baker and Fell Streets; Lot 003 in Assessor's Block 1206 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.6(b) and 303, to allow T-Mobile Wireless to locate up to four (4) WTS panel antennas on an existing penthouse located at the southeast corner of the six-story (including penthouse) building (Southern Pacific Company Hospital/Mercy Terrace Complex), and related equipment to be located in a new roof penthouse, within the RM-1 (Mixed, Low-Density) District and 80-E Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
15. 2009.1076C (S. VELLVE: (415) 558-6263)  
333 BAKER STREET - northwest corner of Baker and Fell Streets; Lot 003 in Assessor's Block 1206 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.6(b) and 303, to allow Verizon Wireless to locate up to six (6) WTS panel antennas on an existing penthouse located at the southeast corner of the six-story



(including penthouse) building (Southern Pacific Company Hospital/Mercy Terrace Complex), and related equipment to be located in the building's basement and at grade, within the RM-1 (Mixed, Low-Density) District and 80-E Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

16. 2011.0097C (K. GUY: (415) 558-6163)  
1423 POLK STREET - west side between Pine and California Streets; Lot 003 in Assessor's Block 0646 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 723.26 and 723.41, to establish a bar (dba "HI-LO Club") within the Polk Street Neighborhood Commercial District and the 80-A Height and Bulk District. The business also proposes a coffee service window for daytime coffee sales, which is categorized as a "Walk-Up Facility". The size of the existing tenant space would not change. This approval would relocate an existing bar (dba "Koko Cocktails") from its present location at 1060 Geary Street.  
Preliminary Recommendation: Approval with Conditions
17. 2011.0071C (K. GUY: (415) 558-6163)  
401 BROADWAY - southwest corner at Montgomery Street; Lot 001 in Assessor's Block 0163 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 714.44, to establish a small self-service restaurant within the Broadway Neighborhood Commercial District, the 65-A-1 Height and Bulk District, and the Broadway Special Sign District. The business would also include twelve pool tables and a "billiards academy", which are categorized as "Other Entertainment" uses, and are principally permitted pursuant to Planning Code Section 714.48. The size of the existing tenant space would not change.  
Preliminary Recommendation: Approval with Conditions

## **5:00 PM**

### **G. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

### **H. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

18. 2006.0422E (J. NAVARRETE: (415) 575-9040)  
EXECUTIVE PARK AMENDED SUBAREA AND THE YERBY COMPANY AND UNIVERSAL PARAGON CORPORATION DEVELOPMENT PROJECTS - the entire 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to its west, Bayview Hill to its North, Jamestown Avenue to its east (but not those lots fronting on Jamestown), and Harney Way to its south. Parcels that would be affected by the proposed development projects and rezoning are bordered by Executive Park Boulevards West, North, and East on the west, north, and east respectively and Harney Way on the south and include Assessor's Block and Lots 4991 / 012, 024, 061, 065, 074, 045, 078, 085, 086, and 5076 / 012, 013 (the existing office park portion of the site). **Certification of the Final Environmental Impact Report.** The proposed Project as studied in the Environmental Impact Report includes three components: (1) Amendments to the Executive Park Subarea Plan and other related General Plan and Planning Code Amendments: Along with amending the Subarea Plan of the Bayview Hunters Point Area Plan, amendments would be made to the Planning Code by creating the Executive Park Special Use District and the 65/240-EP

Height and Bulk District, and by creating new Design Guidelines; (2) The Yerby Development Project: at 5 Thomas Mellon Circle, the Yerby Company (Yerby) would demolish the existing office building and construct five mixed-use buildings, ranging in height from 68 feet to 170 feet containing a total of approximately 500 residential units and up to 750 below-grade parking spaces; and (3) The Universal Paragon Corporation Development Project: at 150 and 250 Executive Park Boulevard, Universal Paragon Corporation (UPC) would demolish two existing office buildings, and construct eight mixed-use buildings, ranging from 65 feet up to 240 feet tall containing a total of approximately 1,100 residential units, approximately 70,000 square feet of retail, and up to 1,677 below-grade parking spaces.

**Please note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on November 29, 2010. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification Preliminary Recommendation: Certify the Final EIR**

## I. REGULAR CALENDAR

- 19a. 2006.0422EMTUZ (M. SNYDER: (415) 575-6891)  
EXECUTIVE PARK –CEQA FINDINGS - the entire 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to its west, Bayview Hill to its North, Jamestown Avenue to its east (but not those lots fronting on Jamestown), and Harney Way to its south. Parcels that would be affected by the proposed development projects and rezoning are bordered by Executive Park Boulevards West, North, and East on the west, north, and east respectively and Harney Way on the south and include Assessor's Block and Lots 4991 / 012, 024, 061, 065, 074, 045, 078, 085, 086, and 5076 / 012, 013 (the existing office park portion of the site). – **Adopting environmental findings (and a statement of overriding considerations) under the California Environmental Quality Act in connection with the adoption of the project and related actions necessary to implement such plans.** The proposed Project as studied in the Environmental Impact Report includes three components: (1) Amendments to the Executive Park Subarea Plan and other related General Plan and Planning Code Amendments: Along with amending the Subarea Plan of the Bayview Hunters Point Area Plan, amendments would be made to the Planning Code by creating the Executive Park Special Use District and the 65/240-EP Height and Bulk District, and by creating new Design Guidelines; (2) The Yerby Development Project: at 5 Thomas Mellon Circle, the Yerby Company (Yerby) would demolish the existing office building and construct five mixed-use buildings, ranging in height from 68 feet to 170 feet containing a total of approximately 500 residential units and up to 750 below-grade parking spaces; and (3) The Universal Paragon Corporation Development Project: at 150 and 250 Executive Park Boulevard, Universal Paragon Corporation (UPC) would demolish two existing office buildings, and construct eight mixed-use buildings, ranging from 65 feet up to 240 feet tall containing a total of approximately 1,100 residential units, approximately 70,000 square feet of retail, and up to 1,677 below-grade parking spaces.  
 Preliminary Recommendation: Adopt the Findings
- 19b. 2006.0422EMTUZ (M. SNYDER: (415) 575-6891)  
EXECUTIVE PARK –GENERAL PLAN AMENDMENTS - the 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to its west, Bayview Hill to its North, Jamestown Avenue to its east (but not those lots fronting on Jamestown), and Harney Way to its south. **Request to Amend the Executive Park Subarea Plan of the Bayview Hunters Point Area Plan of the General Plan, the Land Use Index and other minor General Plan Map and Figures, pursuant to Planning Code Section 340(c).** The amended Subarea Plan

would establish objectives and policies to transform Executive Park from a partial office park to a mixed-use, predominately residential, pedestrian-oriented neighborhood; and would provide objectives and policies to guide land use, streets and transportation, urban design, community facilities and services, and recreation and open space issues. The amended Subarea Plan would also establish a new publicly accessible street grid and open space network. The Land Use Index and various maps and figures throughout the General Plan would also be amended to reflect the Subarea Plan changes. These amendments along with proposed Planning Code Text Changes, Zoning Map Changes and the establishment of Design Guidelines would accommodate up to and additional 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces, and other associated uses, in approximately thirteen buildings that would range between 65-feet to 240-feet tall.

Preliminary Recommendation: Approval

- 19c. 2006.0422EMTUZ (M. SNYDER: (415) 575-6891)  
EXECUTIVE PARK –PLANNING CODE TEXT AMENDMENTS - the 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to its west, Bayview Hill to its North, Jamestown Avenue to its east (but not those lots fronting on Jamestown), and Harney Way to its south. Parcels that would be affected by the Planning Code Text and Map Changes are bordered by Executive Park Boulevards West, North, and East on the west, north, and east respectively and Harney Way on the south (also referred to as the office park portion). **Request to Amend the San Francisco Planning Code by adding Section 249.54 to establish the Executive Park Special Use District; Section 263.27 to establish Special Height Provisions for the Executive Park Special Use District and the 65/240 EP Height and Bulk District; and by amending Table 270 to provide that the Table is not applicable, pursuant to Planning Code Section 302(b).** The new Executive Park Special Use District (SUD) would create special provisions for buildings within the office park portion of the site that would, among other things, allow for density transfers across the site, and include requirements for street and open space improvements. The new height and bulk provisions would generally allow buildings between 65-feet and 85-feet along with three towers between the heights of 170 to 240 feet. The design review provisions would require review by the Planning Commission of all new development projects. These amendments along with proposed changes to General Plan Amendments Zoning Maps and the proposed establishment of Design Guidelines, would provide for the transition of the existing office park portion of the site to a new mixed-use predominately residential, pedestrian oriented neighborhood. These amendments would accommodate up to 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces and other associated uses, in approximately thirteen buildings that would range between 65-feet to 240-feet tall.
- Preliminary Recommendation: Approval

- 19d. 2006.0422EMTUZ (M. SNYDER: (415) 575-6891)  
EXECUTIVE PARK –ZONING MAP AMENDMENTS - the 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to its west, Bayview Hill to its North, Jamestown Avenue to its east (but not those lots fronting on Jamestown), and Harney Way to its south. Parcels that would be affected by the Planning Code Text and Map Changes are those bordered by Executive Park Boulevards West, North, and East on the west, north, and east respectively, and Harney Way on the south (referred to as the office park portion). **Request to Amend the San Francisco Planning Code by amending Sectional Maps SU10 of the Zoning Map to establish the Executive Park Special Use District; amending Sectional Map HT10 to establish the 65/240-EP Height and Bulk District;**

amending Sectional Map ZN09 to change certain Executive Park parcels from C-2(Community Business) and M-1 (Light Industrial) to RC- 3(Residential-Commercial Combined, Medium Density). More specifically, Sectional Map ZN10 would be amended by rezoning Assessor's Block 4991, Lots 074, 075, 085 and 086 from C-2 to RC-3; Assessor's Block 4991 / Lots 012, 024, 061, 065, 078 and Assessor's Block 5076, Lots 012 and 013 from M-1 to RC-3; Planning Code Sectional Map SU10 would be amended to include Assessor's Block 4991, Lots 012, 024, 061, 065, 074, 075, 078, 085, 086, and Block 5076 Lots 012 and 013 into the newly established Executive Park SUD, and Sectional Map HT10 would be amended to include Assessor's Block 4991, Lots 074, 075, 085 and 086 within the newly established 65/240-EP Height and Bulk District. These actions along with the proposed General Plan Amendments and Planning Code Text Amendments would provide for the transition of the existing office park portion of the site to a new mixed-use predominately residential pedestrian-oriented neighborhood. These amendments would accommodate up to 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces and other associated uses, in approximately thirteen buildings that would range between 65-feet to 240-feet tall.

Preliminary Recommendation: Approval

- 19e. 2006.0422EMTUZ (M. SNYDER: (415) 575-6891)  
**EXECUTIVE PARK –DESIGN GUIDELINES** - the 71-acre Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to its west, Bayview Hill to its North, Jamestown Avenue to its east (but not those lots fronting on Jamestown), and Harney Way to its south. Parcels that would be affected by the Planning Code Text and Map Changes are those bordered by Executive Park Boulevards West, North, and East on the west, north, and east respectively, and Harney Way on the south (referred to as the office park portion). **Request to Adopt Design Guidelines for Executive Park.** As proposed, a new Executive Park Special Use District would refer to the Design Guidelines for additional guidance in building out the office park portion of the site. The Guidelines would include provisions for guidelines and controls for (1) Street and Block Pattern, (2) the Public Realm, (3) Buildings and Siting, (4) Building Features and Characteristics, and (5) Sustainable Development. The adoption of these Guidelines along with the related General Plan Planning Code Text and Map amendments would provide for the transition of the existing office park portion of the site to a new mixed-use predominately residential pedestrian-oriented neighborhood. These amendments would accommodate up to 1,600 dwelling units, approximately 70,000 gross square feet of retail, approximately 2,425 off-street parking spaces and other associated uses, in approximately thirteen buildings that would range between 65-feet to 240-feet tall.

Preliminary Recommendation: Adopt the Design Guidelines

## J. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or

- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:





# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

**Thursday, May 12, 2011**

**12:00 PM**

**Regular Meeting**

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; ~~Kathryn Moore~~;

Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

GOVERNMENT  
DOCUMENTS DEPT

MAY - 6 2011

SAN FRANCISCO  
PUBLIC LIBRARY

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sof@sfgov.org](mailto:sof@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvs/sunshine](http://www.sfgov.org/bdsuprvs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2010.1114C (M. WOODS: (415) 558-6315)  
1796 UNION STREET - northeast corner at Octavia Street; Lot 014 in Assessor's Block 0529 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303(c) and 725.44, to allow the establishment of an approximately 950 square-foot small self-service restaurant (dba Lite Bite), within the Union Street Neighborhood Commercial District and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

2. Commission Comments/Questions
  - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**D. DIRECTOR'S REPORT**

3. Director's Announcements
4. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
5. 2011.0149I (A. HOLLISTER: (415) 575-9078)  
135 MAIN STREET - east side between Mission and Howard Streets; Lot 012 in Assessor's Block 3717 - Report on **Babson College's Abbreviated Institutional Master Plan (IMP)**, pursuant to Planning Code Section 304.5. Babson College's Abbreviated IMP contains information on the nature and history of the institution, the location and use of

affiliated buildings, and development plans within the C-3-O (Downtown Office) Zoning District and a 300-S Height and Bulk District. The IMP is available for viewing on the Planning Department's website ([from www.sfplanning.org](http://www.sfplanning.org) click "Publications & Reports" and then "Institutional Master Plans").

Recommended Action: Informational presentation, no action requested.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

#### F. REGULAR CALENDAR

- 6a. 2011.0063DV (J. IONIN: (415) 558-6309)  
135 EL CAMINO DEL MAR - south side between 25<sup>th</sup> Avenue and the western most entrance to the Presidio; Lot 031 in Assessor's Block 1334 - **Request for Discretionary Review** of Building Permit Application No. 2010.01.07.4358 proposing to legalize horizontal additions built without benefit of permit at the southeastern-most rear portion, along the east side and over the garage at the front of the single-family residence within an RH-1(D) (Residential House, One-Family, Detached), Scenic Special Sign District, and 40-X Height and Bulk District.  
Preliminary Recommendation: Approved as proposed

- 6b. 2011.0063DV (J. IONIN: (415) 558-6309)  
135 EL CAMINO DEL MAR - south side between 25<sup>th</sup> Avenue and the western most entrance to the Presidio; Lot 031 in Assessor's Block 1334 - **Request for Rear Yard and Non-complying Structure Variances** pursuant to Sections 134 and 188 of the Planning Code to legalize additions built without benefit of permit at the southeastern-most rear portion, along the east side and over the garage at the front of the single-family residence. A portion of the horizontal addition at the rear encroaches into the required rear yard within an RH-1(D) (Residential House, One-Family, Detached), Scenic Special Sign District, and 40-X Height and Bulk District.

7. 2008.0723E (C. FORDHAM: (415) 575-9071)  
1275 – 1255 COLUMBUS AVENUE - west side of Columbus Avenue at the southwest corner of the intersection of Columbus Avenue, North Point, and Leavenworth Street; Lot 014 of Assessor's Block 0028 - **Appeal of Preliminary Mitigated Negative Declaration**. The proposed project is demolition of an existing 15,852-square-foot, 32-foot-tall office building built in 1954 and construction of a new 54,420-square-foot, 40-foot-tall, mixed-use building containing 20 residential units and 6,215 square feet of commercial space. The project site is located in a C-2 (Community Business District) Use District, the Waterfront Special Use District No. 2, and a 40-X Height and Bulk District.  
Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration

8. 2008.0723V (K. GUY: (415) 558-6163)  
1255-1275 COLUMBUS AVENUE - west side of Columbus Avenue at the southwest corner of the intersection of Columbus Avenue, North Point, and Leavenworth Street; Lot 014 of Assessor's Block 0028 - **Request for Variances**: 1) Pursuant to Planning Code Section 134 to allow a series of courtyards situated along the rear property line, where a continuous rear yard equal to 25% of the depth of the lot is required; 2) Pursuant to Section 151 of the Planning Code to provide no off-street parking spaces for the proposed retail use, where 12 parking spaces are required, and; 3) Pursuant to Section 155(r) to allow a new 10-foot curb cut to access off-street parking from Columbus

Avenue, where no new curb cut is permitted. The proposed project is demolition of an existing 15,852-square-foot, 32-foot-tall office building built in 1954 and construction of a new 54,420-square-foot, 40-foot-tall, mixed-use building containing 20 residential units and 6,215 square feet of commercial space. The project site is located in a C-2 (Community Business District) Use District, the Waterfront Special Use District No. 2, and a 40-X Height and Bulk District.

9. 2010.0771EC (C. TEAGUE: (415) 575-9081)  
300, 307 & 311 GAVEN STREET - north and south sides of Gaven Street at the intersection of Boylston Street, Lot 032 in Assessor's Block 5847, Lot 001 in Assessor's Block 5846, Lot 047 in Assessor's Block 5853, and Lots 045 and 046 in Assessor's Block 5860 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 209.3(g), 303, 304, and 317 to allow a Planned Unit Development (PUD) for a project proposing to demolish a portion of an existing building on the campus of an existing private school (dba The San Francisco School), construct a 40-foot tall and approximately 14,000 gross square foot multi-purpose center, expand the enrollment cap from 268 to 285 students, and to legalize the conversion of two single-family homes from residential use to administrative school uses in the RH-1 (Residential, House-District, One-Family) Zoning District and 40-X Height and Bulk District. The PUD requires an exception for rear yard (Section 134) and height measurement (Section 260).  
Preliminary Recommendation: Approval with Conditions.
- 10a. 2010.0137D (A. STARR: (415) 558-6362)  
2454-2456 BUSH STREET - north side between Pierce and Scott Streets, two interior lots with access to Bush Street by an easement; Lots 011 and 011D in Assessor's Block 0657 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(e), of Building Permit Application Nos. 2010.09.20.1221 and 2010.09.20.1225, proposing to merge two existing one-story, one-unit residential buildings to one, one-story, single-family building within the RH-3 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Do not take Discretionary Review and approve
- 10b. 2010.0137V (A. STARR: (415) 558-6362)  
2454A-2456A BUSH STREET - north side between Pierce and Scott Streets, two interior lots with access to Bush Street by an easement; Lots 011 and 011D in Assessor's Block 0657 - **Request for Rear Yard and Noncomplying Structure Variances** pursuant to Sections 134 and 188a of the Planning Code for the construction of a 17' long by 3' wide 1-story horizontal addition between the two existing one-story, one-unit structures and the construction of an approximately 4' long by 6' wide 1-story horizontal addition at the rear of the building furthest to the north within the RH-3 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
11. 2010.0556D (A. HOLLISTER: (415) 575-9078)  
1500 GRANT AVENUE - northeast corner of Grant Avenue and Union Street, Lot 024 in Assessor's Block 0104 - **Request for Discretionary Review** of Building Permit Application No. 2009.10.15.9053, proposing to add a T-Mobile micro wireless telecommunications service facility consisting of a panel antenna shrouded inside a faux vent pipe structure and equipment cabinets. The faux vent pipe would be mounted on the rooftop of the subject building, while the equipment cabinets would be mounted to the wall of an existing penthouse stair structure. The subject property is located in the North Beach Neighborhood Commercial District, the North Beach Special Use District, the Telegraph Hill-North Beach Residential Special Use District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.



Staff Analysis: **Full Discretionary Review**  
(Continued from Regular Meeting of February 17, 2011)

12. 2011.0194D (S. LAI: (415) 575-9087)  
4090 26<sup>TH</sup> STREET - north side between Noe and Sanchez Streets; Lot 020 in Assessor's Block 6553 - **Request for Discretionary Review** of Building Permit Application No. 2010.10.05.2258, proposing to replace the existing deck and shed structure with a 3-story horizontal rear extension that measures approximately 10 feet deep by 25 feet wide, to the existing three-story, single-family dwelling, located in a R-2 (Residential, House, Two-units per Lot) District and a 40-X Height and Bulk District. Staff Analysis: **Abbreviated Discretionary Review**  
Preliminary Recommendation: Do not take Discretionary Review and approve

## 5:00 PM

13. (E.WATTY (415) 558-6620)  
CALIFORNIA PACIFIC MEDICAL CENTER (CPMC) LONG RANGE DEVELOPMENT PLAN OVERVIEW - This is the second of four scheduled informational hearings that will provide an overview of CPMC's development projects. Specific topics to be discussed at this session include an overview of the architecture, urban design, and public realm improvements proposed at the Van Ness and Geary Campus, St. Luke's Campus, and Davies Campus, and an overview of the requested entitlements. California Pacific Medical Center (CPMC) is made up of four medical centers in San Francisco, consisting of the California Campus (previously known as the Children's Hospital of San Francisco), Pacific Campus (previously known as the Pacific Presbyterian Medical Center), Davies Campus (previously Ralph K. Davies Hospital), and St. Luke's Campus. Three of CPMC's four acute-care hospitals (California, Pacific, and St. Luke's Campus) must be rebuilt or de-licensed in order to comply with state law about the seismic stability of hospitals. CPMC proposes to consolidate the acute-care services currently located at the California and Pacific Campuses, and locate them at a new medical center at Van Ness Avenue and Geary. The Van Ness and Geary Medical Center would include a hospital on the west side of Van Ness Avenue ((Block 0695, Lots 005, 006) and a new Medical Office Building on the east side of Van Ness Avenue (Block 0694, Lots 005, 006, 007, 008, 009, 009A, 010). The sites are bounded by Franklin Street, Post Street, Van Ness Avenue, Cedar Street, Geary Street, and Geary Boulevard. At the St. Luke's Campus, CPMC proposes to construct a new hospital that will be located adjacent to the existing hospital tower on Cesar Chavez Street (Block 6576, Lot 021). The existing hospital tower on St. Luke's Campus (Block 6575, Lots 001, 002) would be demolished after the new hospital is built, operational, and patients have been transferred. In a subsequent phase, a replacement medical office building/expansion building would be built at the corner of Cesar Chavez and Valencia Streets. CPMC also proposes to reauthorize their previously approved Conditional Use for the Davies Neuroscience Institute (aka Noe Street Medical Office Building) located at 601 Duboce Street (Block 3539, Lot 001).  
Preliminary Recommendation: No Action Requested. Informational Discussion Only

### G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be



exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

GOVERNMENT  
DOCUMENTS DEPT

Thursday, May 19, 2011

MAY 11 2011

12:00 PM

Regular Meeting

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvs/sunshine](http://www.sfgov.org/bdsuprvs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM

## ROLL CALL:

President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;  
Kathrin Moore; Hisashi Sugaya

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2010.0628C (D. SÁNCHEZ: (415) 575-9082)  
2740 MISSION STREET - west side between 23<sup>rd</sup> and 24th streets - Lot 005 in Assessor's Block 3643 - **Request for Conditional Use Authorization** under Planning Code Sections 703.4, 736.24 and 303 to establish a full service restaurant (dba Pollo Campero) identified as a formula retail use with an outdoor activity area not contiguous to the front property line within the Mission Street Neighborhood Commercial Transit District with a 80-B Height and Bulk designation.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of March 3, 2011)  
**(Proposed for continuance to May 26, 2011)**
2. 2009.0906CV (R. CRAWFORD: (415) 558-6358)  
34-36 PLEASANT STREET - north side between Taylor and Jones Streets; Lot 020 in Assessor's Block 0221 - **Request for Variances**, pursuant to Planning Code Sections 134 to modify the rear yard requirement in the Van Ness Special Use District, to allow an 11 foot deep rear yard where 15 feet is required. The project proposes to construct a two story addition to the existing two stories over garage dwelling. The addition will increase the number of dwelling units in the building from 2 to 3. The project site is located within the RM-3 (Residential Mixed, Medium Density) District, and the 65 A Height and Bulk District.  
(Continued from Regular Meeting of March 10, 2011)  
**VARIANCE APPLICATION HAS BEEN WITHDRAWN**

## B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions
  - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

## C. DIRECTOR'S REPORT

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

6. 2008.0762I (R. CRAWFORD: (415) 558-6358)  
835-845 JACKSON STREET, CHINESE HOSPITAL - South side between Stockton and Powell Streets Lot 041, of Assessor's Block 0192 **Informational Presentation on the Draft Institutional Master Plan (IMP)**, pursuant to Planning Code Section 304.5. The Chinese Hospital's IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and development plans within the CRNC (Chinatown Residential-Neighborhood Commercial) District and 65-N Height and Bulk Districts (Downtown, Retail) District. The IMP is available for viewing on the Planning Department's website (from [www.sfplanning.org](http://www.sfplanning.org) click "Publications & Reports" and then "Institutional Master Plans").  
Preliminary Recommendation: Informational presentation, no action requested.

**D. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

**F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

7. 2010.0937C (M. SMITH: (415) 558-6322)  
259 BROAD STREET - south side between Capitol and Orizaba Avenues; Lot 052 of Assessor's Block 7114 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303, to modify the conditions of approval placed on the existing residential care facility in Motion No. 14958, Case No. 1999.644C, to allow for the construction of a one-story vertical addition that would add a dwelling unit to the existing building, located within a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of May 5, 2011)  
**NOTE: On May 5, 2011, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +7 -0. The item was continued to May 19, 2011 to allow the Commission to consider final action by a vote of +6 -1; Sugaya dissented.**

**G. REGULAR CALENDAR**

- 8a. 2011.0063DV (J. IONIN: (415) 558-6309)  
135 EL CAMINO DEL MAR - south side between 25<sup>th</sup> Avenue and the western most entrance to the Presidio; Lot 031 in Assessor's Block 1334 - **Request for Discretionary Review** of Building Permit Application No. 2010.01.07.4358 proposing to legalize horizontal additions built without benefit of permit at the southeastern-most rear portion, along the east side and over the garage at the front of the single-family residence within an RH-1(D) (Residential House, One-Family, Detached), Scenic Special Sign District, and 40-X Height and Bulk District.  
Preliminary Recommendation: Approved as proposed  
(Continued from the Regular Meeting on May 12, 2011)



- 8b. 2011.0063DV (J. IONIN: (415) 558-6309)  
135 EL CAMINO DEL MAR - south side between 25<sup>th</sup> Avenue and the western most entrance to the Presidio; Lot 031 in Assessor's Block 1334 - **Request for Rear Yard and Non-complying Structure Variances** pursuant to Sections 134 and 188 of the Planning Code to legalize additions built without benefit of permit at the southeastern-most rear portion, along the east side and over the garage at the front of the single-family residence. A portion of the horizontal addition at the rear encroaches into the required rear yard within an RH-1(D) (Residential House, One-Family, Detached), Scenic Special Sign District, and 40-X Height and Bulk District.  
(Continued from the Regular Meeting on May 12, 2011)
9. 2011.0412T (K. DEMARTINI: (415) 575-9118)  
FEE REVISIONS AND ADJUSTMENTS - **Consideration of amendments to Planning Code Article 3.5 to (1)** place a cap on the initial fee amount at no more than 50% of the estimated construction cost of the project when applying for a Commission or Zoning Administrator Hearing Application (conditional use or variance, including Downtown Applications), certificate of appropriateness, or a building permit application and (2) adjust fees based on the Controller's annual two-year average consumer price index (CPI).
10. 2011.0427T (K. DEMARTINI: (415) 575-9118)  
FEE REVISIONS AND ADJUSTMENTS - **Consideration of amendments to Administrative Code, Article IV, Section 31.22(12)(3) Basic Fees to include language that the fees are subject to the Controller's annual adjustment** based on the two-year average consumer price index (CPI) and adjust fees based on this CPI rate.
11. 2010.0321C (S. YOUNG: (415) 558-6346)  
1765 WALLER STREET - south side between Stanyan and Shrader Streets; Lot 028 in Assessor's Block 1250 - **Request for Conditional Use Authorization** under Sections 121.2 and 303 of the Planning Code to allow a use size that exceeds 2,499 square feet of floor area on the ground floor of a two-story, mixed-use building within the Haight Street Neighborhood Commercial District, Haight Street Alcohol Restricted Use Subdistrict and 40-X Height and Bulk District. The residential off-street parking space has been converted to retail commercial space that is used in conjunction with the authorized commercial space at the rear of the ground floor. The expanded commercial space contains 2,870 square feet of floor area.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of March 10, 2011)
12. 2010.1028C (T. WANG: (415) 558-6335)  
4124 MISSION STREET - northwest side between Admiral Avenue and Trumbull Street; Lot 001 in Assessor's Block 6804 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 711.54 and 790.60 to convert a vacant ground floor commercial space into a massage establishment (dba Miracle Chi Gone Massage) within the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
13. 2011.0255C (K. DURANDET: (415) 575-6816)  
995 VALENCIA STREET - northeast corner at 21<sup>st</sup> Street, Lot 026 of Assessor's Block 3609 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 726.41 to add a bar to an existing full-service restaurant (d.b.a. Dosa Restaurant) within the Valencia Street NCT (Neighborhood Commercial Transit) District, and a 55-X Height and Bulk District - If granted, the Conditional Use Authorization would allow the applicant to seek a Type 47 License from the California Department of Alcoholic Beverage Control.

This license would permit the sale of beer, wine, and distilled spirits for on-site consumption in association with the restaurant. The size of the restaurant would not change.

Preliminary Recommendation: Approval with Conditions

14. 2011.0081D (K. DURANDET: (415) 575-6816)  
3367 21<sup>ST</sup> STREET - south side between Valencia and Guerrero Streets; Lot 069 in Assessor's Block 3617 - **Request for Discretionary Review** of Building Permit Application No. 2010.1216.6852, proposing to comply with the Notice of Violation No. 201056869 issued by the Department of Building Inspection. The subject property is an existing two-unit residential building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve.
15. 2009.0906C (R. CRAWFORD: (415) 558-6358)  
34-36 PLEASANT STREET - north side between Taylor and Jones Streets; Lot 020 in Assessor's Block 0221 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 253 and 303 to allow the construction of a two story addition to the existing two stories over garage dwelling. The addition will increase height of the building to approximately 49 feet 9 inches and increase the number of dwelling units in the building from 2 to 3. The project site is located within the RM-3 (Residential Mixed, Medium Density) District, and the 65-A Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
16. 2011.0182B (R. CRAWFORD: (415) 558-6358)  
555 MISSON STREET - south side between First and Second Streets; Lot 120 of Assessor's Block 3721 - **Request for Modification of Project Authorization** pursuant to the Office Development Limit program under Planning Code Section 322(e) to modify the motion of approval in case Number 2001.0798B, Planning Commission Motion 16302 to eliminate a condition of approval requiring that 2,200 square feet of ground floor assembly space and 3,700 square feet of office space above the ground floor be leased to nonprofit organizations at below market rates within the C-3-O, Downtown Office District, and 500-S Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
- 17a. 2010.0162DDV (R. CRAWFORD: (415) 558-6358)  
1945 HYDE STREET - west side at Russell Street; Lot 002 in Assessor's Block 0123 - **Requests for Discretionary Review** of Building Permit Application No. 2010 0517 2557 proposing to convert a 58 stall parking garage to a mixed use building with 7 dwelling units, 14 parking spaces and a commercial unit. The project will add a one-story vertical addition to the top of the building that will be setback 12 feet from the front wall and 10 feet from the rear property line within the NC-1 (Neighborhood Commercial Cluster) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve  
(Continued from Regular Meeting of March 10, 2011)
- 17b. 2010.0162DDV (R. CRAWFORD: (415) 558-6358)  
1945 HYDE STREET - west side at Russell Street; Lot 002 in Assessor's Block 0123 - **Request for Variance**, pursuant to Planning Code Section 134 to modify the rear yard requirement in the NC-1 District. The project proposes to convert a 58 stall parking garage to a mixed use building with 7 dwelling units, 14 parking spaces and a commercial unit. The project will add a one-story vertical addition to the top of the building that will be setback 10 feet from the rear property line where a setback of 25 feet

is required within the NC-1 (Neighborhood Commercial Cluster) Zoning District and 40-X Height and Bulk District.

(Continued from Regular Meeting of March 10, 2011)

- 18a. 2009.0683D (S. HAYWARD: (415) 558-6372)  
309-11 EUREKA STREET - east side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 035 in Assessor's Block 2750 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2009.05.04.7631, proposing to demolish a two-family building and Building Permit Application No. 2009.05.04.7636 proposing to construct a new three-story-over-garage, two-unit building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. A **separate request for Discretionary Review** has also been filed by a member of the public against the replacement project.  
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
- 18b. 2009.0685D (S. HAYWARD: (415) 558-6372)  
309-11 EUREKA STREET - east side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 035 in Assessor's Block 2750 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2009.05.04.7631, proposing to demolish a two-family building and Building Permit Application No. 2009.05.04.7636 proposing to construct a new three-story-over-garage, two-unit building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. A **separate request for Discretionary Review** has also been filed by a member of the public against the replacement project.  
Preliminary Recommendation: Do not take Discretionary Review and approve the new construction, as proposed.
- 18c. 2010.0577DD (S. HAYWARD: (415) 558-6372)  
309-11 EUREKA STREET - east side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 035 in Assessor's Block 2750 - **Publicly Filed Discretionary Review**, of Building Permit Application 2009.05.04.7636 proposing to construct a new three-story-over-garage, two-unit building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve the new construction, as proposed.

#### H. PUBLIC COMMENT

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Adjournment



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, May 26, 2011

12:00 PM

Regular Meeting

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

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Or

View the broadcast live, *Thursdays on Cable Channel 78.*

And

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.



Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### **Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings**

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### **San Francisco Lobbyist Ordinance**

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### **Accessible Meeting Policy**

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [solf@sfgov.org](mailto:solf@sfgov.org)

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvr/sunshine](http://www.sfgov.org/bdsuprvr/sunshine).

#### **COMMUNICATIONS**

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.



12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2010.0182UT (E. LOVEJOY: (415) 575-9026)  
**STANDARDS FOR BIRD-SAFE BUILDINGS** - **The Planning Commission will consider two items: 1) a draft policy document titled "Standards for Bird-Safe Buildings" and 2) a proposed Ordinance that would amend the Planning Code to implement the proposed policy document.** The actions are intended to a) reduce building-related hazards for San Francisco's resident and migrant bird species; b) establish consistent building standards for creating bird-safe buildings; and c) provide certain exemptions from these requirements. The proposed Ordinance would amend the Planning Code to create a new Section, 139 Bird-Safe Building Standards; and would amend other sections, including Section 145.1; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.  
**Preliminary Recommendation:** Approve a draft Resolution recommending approval of amendments to the Planning Code and adopting a Commission policy document titled "Standards for Bird-Safe Buildings":  
**(Proposed for Continuance to July 14, 2011)**
2. 2011.0051C (M. WOODS: (415) 558-6315)  
**2429 CALIFORNIA STREET** - south side between Fillmore and Steiner Streets; Lot 001F in Assessor's Block 0654 - **Request for Conditional Use Authorization** to allow a "financial service" use (d.b.a. "Chase Bank") and a use size greater than 2,500 square feet pursuant to Sections 121.2, 303(c), 718.21 and 718.49 of the Planning Code, in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District.  
**Preliminary Recommendation:** Pending  
**(Proposed for Continuance to July 28, 2011)**
3. 2010.0517C (S.LAI: (415) 575.9087)  
**3672-3674 18<sup>TH</sup> STREET** - north side, between Dolores and Guerrero Streets, Lot 025 in Assessor's Block 3578 - **Request for Conditional Use Authorization** under Planning Code Sections 161 and 303, to expand the existing full service restaurant (d.b.a. "18 Reasons") by reducing the existing required parking within the NC-1 (Neighborhood Commercial, Cluster) and a 40-X Height and Bulk District.  
**Due to recent legislative changes, this item no longer requires a Conditional Use Authorization.**

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or

staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2011.0009C (A. PUTRA: (415) 575-9079)  
170 WEST PORTAL AVENUE - west side between 14<sup>th</sup> Avenue and Vicente Streets, Lot 006 in Assessor's Block 2988A - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 729.42, and 303 to allow a full-service restaurant (d.b.a. Sweet Orchid) in the West Portal Avenue Neighborhood Commercial Zoning District, and a 26-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
5. 2011.0228C (R. CRAWFORD: (415) 558-6358)  
55 PAGE STREET - south side between Franklin and Gough Streets; Lots 013, 014, 015, 016, 021, 022, 029, 035, 036, 040, 051, 053, 061, 068, 080, 098, 105 (formerly lots 007 and 008) in Assessor's Block 0854 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, and 415 to modify conditions of approval placed on the existing building in Motion No. 14975, Case No. 97.522C, to allow 17 Below Market Rate housing units to be changed from rental to ownership, within the NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District and 85-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
6. 2010.1135C (S.LAI: (415) 575.9087)  
1404 TARAVAL STREET - north side, between 24<sup>th</sup> and 25<sup>th</sup> Avenues, Lot 008 in Assessor's Block 2353 - **Request for Conditional Use Authorization** under Planning Code Sections 303, 711.44 and 790.91, to establish a new small self-service restaurant (d.b.a. "The Dog Pit") in the existing vacant ground floor commercial space within the Taraval Street RUSD (Restaurant and fast-food Sub-district) and NC-2 (Neighborhood Commercial, Small-Scale) and a 65-A Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

7. Consideration of Adoption:
- Draft minutes from Special Meeting of April 21, 2011
  - Draft minutes from Regular Meeting of April 28, 2011
8. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

9. Director's Announcements

10. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

#### F. REGULAR CALENDAR

11. 2011.0172T (A. STARR: (415) 558-6362)  
**The Commission will consider an Ordinance introduced by Supervisor Mirkarimi concerning self-service restaurants, retail coffee stores, and video stores as well as additional recommendations by Planning staff to consolidate existing restaurant definitions and controls.** Specifically, the proposed Ordinance would amend the San Francisco Planning Code by amending Sections 710, 730, 733A, 733A.1, 790.90, 790.91, and 790.102 of the Planning Code to: (1) increase the maximum use size for Small Self-Service Restaurants in Neighborhood Commercial Districts to that of the non-residential use size limit for the district and eliminate the limit on the number of seats; (2) increase the minimum size for Large Self-Service Restaurants in Neighborhood Commercial Districts to that of the non-residential use size limit for the district; (3) principally permit Small Self-Service Restaurants and Video Stores in Neighborhood Commercial Cluster (NC-1) and Neighborhood Commercial Transit Cluster (NCT-1) Districts; (4) conditionally permit Large Self-Service Restaurants in the Inner Sunset Neighborhood Commercial District; (5) require that mechanical noise and vibration from Self-Service Restaurants be confined to the premises; and (6) remove the prohibition of on-site food preparation and cooking and reheating equipment in Retail Coffee Stores; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
(Continued from Regular Meeting of May 5, 2011)
12. 2011.0093D (A. STARR: (415) 558-6362)  
**2350 BROADWAY** - north side between Steiner and Fillmore Streets; Lot 007 in Assessor's Block 0563 - **Request for Discretionary Review** of Building Permit Application No. 2010.10.08.2625, proposing to construct a two-story horizontal addition at the rear of a four-story-over-basement, one-unit residential building within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
13. 2004.0891E (J. BATTIS: (415) 575-9022)  
**899 VALENCIA STREET** - **Appeal of Preliminary Mitigated Negative Declaration** - The proposed project would demolish the existing service station, now used for surface parking, and would construct an approximately 50,000-square-foot (sq-ft), five-story, 52 1/3-foot-high residential building containing 18 3-bedroom dwelling units, with 7,100 sq ft of ground-floor retail space. The proposed building would have a below-grade parking garage accessible from 20<sup>th</sup> Street with 14 residential and four retail off-street parking spaces. The 10,925-sq ft project site (Assessor's Block 3596, Lot 113) is within the Valencia Street Neighborhood Commercial Transit (NCT) zoning district and a 55-X height and bulk district on the block bounded by Valencia Street to the west, 19<sup>th</sup> Street to the north, Mission Street to the west, and 20<sup>th</sup> Street to the south, at the northeast corner of Valencia and 20th Streets in the Mission District neighborhood. The proposed project

would require a conditional use authorization for development of a parcel exceeding 10,000 sq ft, for a non-residential use in excess of 3,000 sq ft, and to allow for permanent conversion of a service station to a new use.

Preliminary Recommendation: Uphold the Preliminary Mitigated Negative Declaration.  
(Continued from the Regular Meeting of April 7, 2011)

- 14a. 2004.0891CK (B. FU: (415) 558-6613)  
899 VALENCIA STREET, northeast corner of the intersection of Valencia and 20th Streets, Lot 113 in Assessor's Block 3596 — **Request for Conditional Use (CU) authorization** under Planning Code Sections 134, 151.1, 175.6(e), 228.3, 303, 726.11 and 726.21, to allow the demolition of a service station and new construction of a five-story residential building approximately 52 feet in height, containing 18 dwelling units, 18 below-grade parking spaces and ground-floor retail space utilizing its Eastern Neighborhoods Pipeline status per Planning Code Section 175.6(e) to elect to conform to the controls under the former Valencia Street Neighborhood Commercial (NC) Zoning District and the 50-X Height and Bulk District, while conforming to Articles 1, 1.2, 1.5 and 2.5, as amended by the Eastern Neighborhoods Controls, or requesting Conditional Use authorization to seek relief from those amended Articles. The project site is in the Valencia Neighborhood Commercial Transit (NCT) Zoning District and a 55-X Height and Bulk District. A request to approve findings regarding shadow impacts to a public park (Mission Playground) is also proposed.  
Preliminary Recommendation: Approval with Conditions.
- 14b. 2004.0891CK (B. FU: (415) 558-6613)  
899 VALENCIA STREET, northeast corner of the intersection of Valencia and 20th Streets, Lot 113 in Assessor's Block 3596 —**to consider, with a recommendation from the General Manager of the Recreation and Parks Department in consultation with the Recreation and Parks Commission, whether the shading or shadowing on a public park (Mission Playground) from the proposed project will be significant or adverse**, pursuant to Planning Code Section 295 (The Sunlight Ordinance). The project proposes the demolition of a service station and new construction of a five-story residential building approximately 52 feet in height, containing 18 dwelling units, 18 below-grade parking spaces and ground-floor retail space. The project site is in the Valencia Neighborhood Commercial Transit (NCT) Zoning District and a 55-X Height and Bulk District.  
Preliminary Recommendation: Adoption of the Motion finding that net new shadow from the project is not adverse.
15. 2010.0628C (D. SÁNCHEZ: (415) 575-9082)  
2740 MISSION STREET - west side between 23<sup>rd</sup> and 24th streets - Lot 005 in Assessor's Block 3643 - **Request for Conditional Use Authorization** under Planning Code Sections 703.4, 736.24 and 303 to establish a full service restaurant (dba Pollo Campero) identified as a formula retail use with an outdoor activity area not contiguous to the front property line within the Mission Street Neighborhood Commercial Transit District with a 80-B Height and Bulk designation.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of May 19, 2011)
16. 2010.0872C (A. HOLLISTER: (415) 575-9078)  
897 HYDE STREET - southwest corner of Hyde and Bush Streets, Lot 001 in Assessor's Block 0279 – **Request for Conditional Use Authorization** under Planning Code Sections 209.6(c) and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of nine penthouse-mounted antennas and equipment located in an internal room. The facility is proposed on a Location Preference 4 Site (Preferred Location - Industrial/Commercial Site) within

the RC-4 (Residential-Commercial Combined, High Density) Use District and an 80-A Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

17. 2010.0987C (S. VELLVE: (415) 558-6263)  
2055 LOMBARD STREET - south side between Fillmore and Webster Streets; Lot 009 in Assessor's Block 0509 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 234.2(a) and 303, to allow AT&T Mobility to locate up to nine (9) WTS panel antennas and related equipment on an existing elevator penthouse located on the top floor of the four-story building containing ground-floor commercial space and commercial parking, within a P (Public) District and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:





# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 2, 2011

12:00 PM

Regular Meeting

05-27-11P02:21 RDVD

GOVERNMENT  
DOCUMENTS DEPT

MAY 27 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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#### **COMMUNICATIONS**

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2010.1042C (E. JACKSON: (415) 558-6363)  
**660-670 4<sup>TH</sup> STREET** – corner of 4<sup>th</sup> and Bluxome Streets, Lots 104-160 of Assessor's Block 3786 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting of 10 new antennas and 6 new cabinets on the rooftop on an existing 7 story mixed use building. The project site is within a MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District.  
**(Proposed for continuance to July, 7, 2011)**
2. 2011.0450C (S. VELLVE: (415) 558-6263)  
**55 LAGUNA STREET – (aka 218 – 220 Buchanan Street)** – most of the blocks bound by Laguna, Haight, Buchanan and Hermann Streets, Lots 1, 2 and a portion of Lot 3 in Assessor's Block 0870 and Lots 1 and 1A in Assessor's Block 0857 - **Request for Conditional Use Authorization** per Planning Code Section 303 to modify Conditional Use Motion 17537, Case No. 2004.0773C, relating to inclusionary affordable housing within RM-3 and NC-3 Districts, the Laguna, Haight, Buchanan and Hermann Streets Special Use District and 40-X, 50-X and 85-X Height and Bulk Districts.  
Preliminary Recommendation:  
**(Proposed for continuance to July, 7, 2011)**
3. 2011.0165C (S. YOUNG: (415) 558-6346)  
**2424 POLK STREET** - east side between Filbert and Union Streets; Lot 020 in Assessor's Block 0525 - **Request for Conditional Use Authorization** under Sections 723.21, 723.41, 723.42, and 303 of the Planning Code to convert a vacant retail space into a full-service restaurant with bar (d.b.a. Revo) and to allow a use size that exceeds 1,999 square feet in a one-story commercial building within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. The proposed full-service restaurant with bar will contain approximately 2,500 square feet of floor area and will accommodate up to 49 patrons.  
Preliminary Recommendation: Pending  
**(Proposed for continuance to July, 14, 2011)**

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2011.0269C (E. JACKSON: (415) 558-6363)  
524 VALENCIA STREET - west side between 16<sup>th</sup> and 17<sup>th</sup> Streets, Lot 003 of Assessor's Block 3568 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 726.41 to add a bar to an existing full-service restaurant (d.b.a. Limon Restaurant) within the Valencia Street NCT (Neighborhood Commercial Transit) District, and a 55-X Height and Bulk District. If granted, the Conditional Use Authorization would allow the applicant to seek a Type 47 License from the California Department of Alcoholic Beverage Control. This license would permit the sale of beer, wine, and distilled spirits for on-site consumption in association with the restaurant. The size of the restaurant would not change.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Consideration of Adoption:
- Draft minutes from Special Meeting of April 21, 2011
  - Draft minutes from Regular Meeting of April 21, 2011
6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
9. 2011.0118I (D. SÁNCHEZ: (415) 575-9082)  
2 HARRISON STREET - north side of Harrison Street between Spear and Embarcadero Streets; Lot 005 of Assessor's Block 3744 - Report on the **Wharton School of Business, University of Pennsylvania Abbreviated Institutional Master Plan (IMP)**, pursuant to Planning Code Section 304.5. The Wharton School of Business, University of Pennsylvania Abbreviated Institutional Master Plan contains information on the nature and history of the institution, the location and development plans within the RH-DTR (Rincon Hill Downtown Residential Mixed Use) District and a 84-X/105-X Height and Bulk District. The IMP is available for viewing on the Planning Department's website (from [www.sfplanning.org](http://www.sfplanning.org) click "Publications & Reports" and then "Institutional Master Plans").  
Recommended Action: Informational presentation, no action requested

**E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. REGULAR CALENDAR**

10. 2011.0422C (D. SÁNCHEZ: (415) 575-9082)  
2 HARRISON STREET - north side of Harrison Street between Spear and Embarcadero Streets; Lot 005 of Assessor's Block 3744 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 827.21 and 827.30 to establish an Other Institutions use (d.b.a. The Wharton School of Business, University of Pennsylvania) on the 6<sup>th</sup> floor of an existing office building occupying approximately 36,000 square feet, in excess of the 25,000 square foot use size limit principally permitted for non-residential uses, within the RH DTR (Rincon Hill Downtown Residential Mixed Use) Zoning District and 84-X/105-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
11. 2011.0295T (A. STARR: (415) 558-6362)  
**The Commission will consider an Ordinance introduced by Supervisor Campos concerning historic signs as well as additional recommendations by Planning staff.** Specifically, the proposed Ordinance would amend the San Francisco Planning Code by amending Sections 608.14 of the Planning Code to: (1) delete the requirement that the proposed historic sign be located within a historic sign district; and (2) allow signs that contribute to the visual identity and historic character of a City neighborhood in addition to the City as a whole.  
Preliminary Recommendation: Approval of Proposed Ordinance with Modifications to Board of Supervisors.
12. 2011.0241C (C. LAMORENA: 9415) 575-9085)  
663 HAIGHT STREET - south side between Pierce and Steiner Streets; Lot 075 of Assessor's Block 0861 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 145.2, 303, and 710.24 to amend Conditions of Approval attached to Planning Commission Motion No. 16327 (Case No. 2001.0914C) to allow the addition of an outdoor activity area (outdoor dining patio) in the rear yard of an existing full-service restaurant (d.b.a. Katz) located within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
13. 2005.1004E (L. GIBSON: (415) 575-9032)  
GLEN PARK COMMUNITY PLAN - **Public Hearing on the Draft Environmental Impact Report.** The *Glen Park Community Plan* covers a plan area bounded generally by Chenery Street, Roanoke Street, San Jose Avenue, Calvert Drive, and Bosworth Street; and Elk Street. The plan would require amendments to the *San Francisco General Plan* as well as changes to use and height and bulk controls in the *San Francisco Planning Code*. The plan also includes policies for transportation and infrastructure improvements.  
Preliminary Recommendation: No Action Required  
**Written comments will be accepted at the Planning Department until 5:00 p.m. on June 13, 2011.**
14. 2011.0060D (D. SÁNCHEZ: (415) 575-9082)  
472 CONNECTICUT - west side between 19<sup>th</sup> and 20<sup>th</sup> Streets; Lot 008 in Assessor's Block 4068 - **Request for Discretionary Review** of Building Permit Application No.



2010.08.23.9362, proposing a rear horizontal addition and two story deck and spiral stair at the rear of an existing two-family residence. This project lies within a RH-2 (Residential, House, Two-Family) District and within the 40-X Height and Bulk District.

**Abbreviated Discretionary Review**

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

15. 2011.0265D (D. SÁNCHEZ: (415) 575-9082)  
3139 MISSION STREET - west side between Cesar Chavez Street and Precita Avenue; Lot 046 in Assessor's Block 5501 - **Mandatory Discretionary Review** of Building Permit Application No. 2010.12.30.7623, proposing to establish a Medical Cannabis Dispensary (d.b.a. Mission Herbal) as defined in Planning Code Section 790.141 at a vacant commercial building within the NC-3 (Moderate Scale Neighborhood Commercial) District and the 50-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve as proposed
16. (K. DISCHINGER: (415) 558-6284)  
MARKET AND OCTAVIA MONITORING REPORT FOLLOW UP HEARING - members of the Market and Octavia Community Advisory Committee (CAC) will follow up on key issues identified and discussed in the Market/Octavia Plan Community Advisory Committee's Supplemental Report. Staff will be available to respond to questions and comments.  
Preliminary Recommendation: Informational item, no action requested.

#### G. PUBLIC COMMENT

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



05-03-11 10:21:24 RCVD

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 9, 2011

12:00 PM

Regular Meeting

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0105T (K. DISCHINGER: (415) 558-6284)  
AMENDING PLANNING CODE INCLUSIONARY HOUSING CONTROLS TO ADD NEW ALTERNATIVE IN MARKET AND OCTAVIA PLAN AREA [BOS FILE NO. 11-0085] - Hearing of a proposed Ordinance that would amend the San Francisco Planning Code by amending Section 415.5 to provide for a new land dedication alternative in the Market and Octavia Plan Area in lieu of payment of the Affordable Housing Fee; and adding Section 415.10 to provide for the requirements of such land dedication; and making various findings including environmental findings, Planning Code Section 101 and 302 findings, and General Plan consistency findings. The Commission will consider the proposed Ordinance, introduced by Supervisor Duffy, which would amend the Planning Code as described with additional modifications as recommended by the Planning Department.  
Preliminary Recommendation: Approval with Modifications  
(Continued from Regular Meeting of May 5, 2011)  
**(Proposed for Continuance to June 23, 2011)**
2. 2011.0296C (C. TEAGUE: (415) 575-9081)  
2196 3<sup>RD</sup> STREET (aka 638 19<sup>TH</sup> STREET) - west side at the northern corner of 19<sup>th</sup> Street, Lots 031-051 in Assessor's Block 4044 - **Request for Conditional Use Authorization** to modify the existing project's original motion of approval (No. 16400) to allow the two existing on-site affordable units to convert from rental to ownership units in the UMU (Urban Mixed Use) Zoning District, 68-X Height and Bulk District, and the Life Science and Medical Special Use District.  
Preliminary Recommendation: Approval with Conditions.  
**(Proposed for Continuance to July 14, 2011)**

**B. COMMISSIONERS' QUESTIONS AND MATTERS**

3. Commission Comments/Questions
  - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**C. DIRECTOR'S REPORT**

4. Director's Announcements
5. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**D. GENERAL PUBLIC COMMENT – 15 MINUTES**

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**E. REGULAR CALENDAR**

6. (D. SIDER (415) 558-6697)  
ANNUAL LIMIT UPDATE - **Informational presentation** on the status the Office Development Annual Limitation (Annual Limit) Program. Discussion of the office space allocation process and previous office allocations along with an informational presentation, pursuant to Commission Resolution 17846A, by the Project Sponsors of the entitled office projects at 350 Bush Street and 500 Pine Street.  
Preliminary Recommendation: No action required.
7. 2011.0506B (D. SIDER (415) 558-6697)  
48 TEHAMA STREET - northwest side between 1<sup>st</sup> and 2<sup>nd</sup> Streets, Lots 84 and 85 of Assessor's Block 3736 - **Revocation of allocation of square footage under the Annual Office Development Limitation Program set forth in Planning Code Sections 320 through 324.** Pursuant to [1] the provisions of Planning Code Section 321(d)(2), [2] Conditions of Approval contained in Planning Commission Motion 16235, and [3] Planning Commission policy set forth in Planning Commission Resolution 17846A, the Planning Commission will consider revoking the 49,300 square feet of office space allocated in September of 2001 for a proposed mixed-use building. The proposal would not result in any physical changes to the subject property.  
Preliminary Recommendation: Revocation
8. 2011.0503B (K. GUY: (415) 558-6163)  
524 HOWARD STREET - north side between 1<sup>st</sup> and 2<sup>nd</sup> Streets, Lot 013 of Assessor's Block 3721 - **Revocation of allocation of square footage under the Annual Office Development Limitation Program set forth in Planning Code Sections 320 through 324.** Pursuant to [1] the provisions of Planning Code Section 321(d)(2), [2] Conditions of Approval contained in Planning Commission Motions 11683 and 14801, and [3] Planning Commission policy set forth in Planning Commission Resolution 17846A, the Planning Commission will consider revoking the 199,965 square feet of office space allocated in June of 1989 (which was reauthorized and expanded to 202,000 square feet in March 1999) for a proposed mixed-use building. The proposal would not result in any physical changes to the subject property.  
Preliminary Recommendation: Revocation
9. 2010.1118DD (R. CRAWFORD: (415) 558-6358)  
952 MISSION STREET - north side between 5<sup>th</sup> and 6<sup>th</sup> Streets; Lot 017 in Assessor's Block 2704 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Section 217(k) of Building Permit Application No. 2010 1222 1717, proposing to develop a Medical Cannabis Dispensary (dba Grass Roots Cannabis) on the ground floor of an existing building. This project lies within a C-3-G (Downtown,

General Commercial) District, and within the 160-F Height and Bulk District. A separate request for Discretionary Review has also been filed by a member of the public against the project.

Preliminary Recommendation: Take Discretionary Review and approve with conditions  
(Continued from Regular Meeting of April 28, 2011)

10. 2010.1136D (S. VELLVE: (415) 558-6263)  
**324 HUGO STREET** – north side between 4th and 5th Avenues; Lot 009 in Assessor's Block 1746 - **Request for Discretionary Review** of Building Permit Application No. 2006.05.04.0670, proposing to add one dwelling unit and to construct a horizontal addition consisting of a three-story component approximately 12 feet deep and a two-story 12-foot deep component with roof deck, at the rear of the three-story single-family house within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
 Staff Analysis: Abbreviated Discretionary Review  
 Preliminary Recommendation: Do not take Discretionary Review and approve as revised
- 11a. 2006.0858D (B. FU: (415) 558-6613)  
**14 COSTA STREET** – north side between Holladay and Brewster Streets, Lot 008 in Assessor's Block 5557 - **Mandatory Discretionary Review** pursuant to Planning Code Section 317, of Building Permit Application No. 2005.0623.5920, proposing the demolition of a one-story over garage, single-family dwelling, located in the RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.  
 Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.
- 11b. 2006.0890D (B. FU: (415) 558-6613)  
**14 COSTA STREET** – north side between Holladay and Brewster Streets, Lot 008 in Assessor's Block 5557 - **Mandatory Discretionary Review** pursuant to Planning Code Section 317, of Building Permit Application No. 2006.0623.5920, proposing the construction of a new two-story over garage, single-family dwellings, located in the RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.  
 Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

**5:00 P.M.**

12. (E.WATTY (415) 558-6620)  
**CALIFORNIA PACIFIC MEDICAL CENTER (CPMC) LONG RANGE DEVELOPMENT PLAN** – **This is the third of four scheduled informational hearings that will provide an overview of CPMC's development projects. Specific topics to be discussed at this session include a summary of the required entitlements and approvals, an overview of the topics contained in the Development Agreement, and a response to several questions raised by Commissioners during the May 12, 2011 hearing.** California Pacific Medical Center (CPMC) is made up of four medical centers in San Francisco, consisting of the California Campus (previously known as the Children's Hospital of San Francisco), Pacific Campus (previously known as the Pacific Presbyterian Medical Center), Davies Campus (previously Ralph K. Davies Hospital), and St. Luke's Campus. Three of CPMC's four acute-care hospitals (California, Pacific, and St. Luke's Campus) must be rebuilt or de-licensed in order to comply with state law about the seismic stability of hospitals. CPMC proposes to consolidate the acute-care services currently located at the California and Pacific Campuses, and locate them at a new medical center at Van Ness Avenue and Geary. The Van Ness and Geary Medical



Center would include a hospital on the west side of Van Ness Avenue ((Block 0695, Lots 005, 006) and a new Medical Office Building on the east side of Van Ness Avenue (Block 0694, Lots 005, 006, 007, 008, 009, 009A, 010). The sites are bounded by Franklin Street, Post Street, Van Ness Avenue, Cedar Street, Geary Street, and Geary Boulevard. At the St. Luke's Campus, CPMC proposes to construct a new hospital that will be located adjacent to the existing hospital tower on Cesar Chavez Street (Block 6576, Lot 021). The existing hospital tower on St. Luke's Campus (Block 6575, Lots 001, 002) would be demolished after the new hospital is built, operational, and patients have been transferred. In a subsequent phase, a replacement medical office building/expansion building would be built at the corner of Cesar Chavez and Valencia Streets. CPMC also proposes to reauthorize their previously approved Conditional Use for the Davies Neuroscience Institute (aka Noe Street Medical Office Building) located at 601 Duboce Street (Block 3539, Lot 001).

Preliminary Recommendation: No Action Requested. Informational Discussion Only.

#### **G. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, June 16, 2011

12:00 PM

Regular Meeting

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2009.0651C (B. FU: (415) 558-6613)  
2045-2121 EVANS STREET - west side between Cesar Chavez and Napoleon Streets, Lots 001B & 002 in Assessor's Block 4343 - **Request for Conditional Use Authorization** under Planning Code Sections 157 and 303 to allow parking in excess of accessory amounts for the proposed Restaurant Depot building expansion, within the PDR-2 (Core Production, Distribution, and Repair) Zoning District and a 65-J Height and Bulk District.  
**(Proposed for continuance to July 7, 2011)**
2. 2011.0162C (R. SUCRÉ: (415) 575-9108)  
274 BRANNAN STREET - north side of Brannan Street, between 2<sup>nd</sup> and Delancey Streets, Lot 073 in Assessor's Block 3774 - **Request for Conditional Use Authorization** under Planning Code Sections 712.83 and 303 to install a Wireless Transmission Facility consisting of six panel antennas and associated equipment and having a Location Preference of 2 on a six-story office building as part of the T-Mobile Wireless Telecommunications Network within the Mixed Use-Office (MUO) Zoning District, a 65-X Height and Bulk District, and the South End Historic District.  
**(Proposed for Continuance to September 8, 2011)**

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. 2011.0186C (C. TEAGUE: (415) 575-9081)  
550 VALENCIA STREET - west side between 16<sup>th</sup> and 17<sup>th</sup> Streets, Lot 008 in Assessor's Block 3568 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 303, and 726.41, to allow an approximately 3,900 square foot full-service restaurant and bar (d.b.a Mohave) in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, and 55-X Height and Bulk District.  
Preliminary Recommendation: Approval with conditions
4. 2011.0211C (C. TEAGUE: (415) 575-9081)  
2499 FOLSOM STREET - east side between 20th and 21st Streets, Lot 020 in Assessor's Block 3612 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 186, 303, and 710.44, to allow an approximately 780 square foot small self-service restaurant (d.b.a. Joey n Bats Coffee and Bakery) in an existing

"Limited Commercial Use" space in the RH-3 (Residential, House, Three-Family) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, and 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

##### 5. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

##### 6. Director's Announcements

##### 7. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

#### F. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

#### G. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED

8. 2009.0418E (C. FORDHAM: (415) 575-9071)  
PIER 36/BRANNAN STREET PROJECT - east side of The Embarcadero, in proximity to the intersections of Brannan and Townsend Streets (Lots 034,036 in Assessor's Block 9900) – **Certification of the Final Environmental Impact Report**. The proposed project involves the demolition of the existing Pier 36, including 133,000 square feet (sq.ft) of pile-supported concrete and wooden decks and piles, the 35,000 sq. ft. Pier 36 warehouse building, and approximately 18,800 sq.ft. of marginal wharf which runs between Piers 30-32 and Pier 38, and construction of a new approximately 57,000 sq.ft. open space park. The proposed open space, "the Brannan Street Wharf", would be approximately 830 feet long, and would vary in width from 10 feet to 140 feet. The construction of the proposed Brannan Street Wharf would require driving 269 new piles and reinforcing the adjacent seawall. The project site is located in a M-2 (Heavy Industrial) Zoning District and 40-X height and bulk district.

**Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on March 28, 2011. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**

Preliminary Recommendation: Certify the Final EIR

## H. REGULAR CALENDAR

9. 2011.0271C (R. SUCRÉ: (415) 575-9108)  
274 BRANNAN STREET - north side of Brannan Street, between 2<sup>nd</sup> and Delancey Streets, Lot 073 in Assessor's Block 3774 - **Request for Conditional Use Authorization** under Planning Code Sections 712.83 and 303 to install a Wireless Transmission Facility consisting of twelve panel antennas and associated equipment and having a Location Preference of 2 on a six-story office building as part of the AT&T Wireless Telecommunications Network within the Mixed Use-Office (MUO) Zoning District, a 65-X Height and Bulk District, and the South End Historic District.  
Preliminary Recommendation: Approval with Conditions
- 10a. 2010.0162DDV (R. CRAWFORD: (415) 558-6358)  
1945 HYDE STREET - west side at Russell Street; Lot 002 in Assessor's Block 0123 - **Requests for Discretionary Review** of Building Permit Application No. 2010 0517 2557 proposing to convert a 58 stall parking garage to a mixed use building with 7 dwelling units, 14 parking spaces and a commercial unit. The project will add a one-story vertical addition to the top of the building that will be setback 12 feet from the front wall and 10 feet from the rear property line within the NC-1 (Neighborhood Commercial Cluster) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve  
(Continued from Regular Meeting of May 19, 2011)
- 10b. 2010.0162DDV (R. CRAWFORD: (415) 558-6358)  
1945 HYDE STREET - west side at Russell Street; Lot 002 in Assessor's Block 0123 - **Request for Variance**, pursuant to Planning Code Section 134 to modify the rear yard requirement in the NC-1 District. The project proposes to convert a 58 stall parking garage to a mixed use building with 7 dwelling units, 14 parking spaces and a commercial unit. The project will add a one-story vertical addition to the top of the building that will be setback 10 feet from the rear property line where a setback of 25 feet is required within the NC-1 (Neighborhood Commercial Cluster) Zoning District and 40-X Height and Bulk District.  
(Continued from Regular Meeting of May 19, 2011)
- 11a. 2010.0073D (G. CABREROS: (415) 558-6169)  
671-673 26<sup>TH</sup> AVENUE - west side between Balboa and Anza Streets; Lot 012 in Assessor's Block 1569 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application Nos. 2009.07.24.3372 and 2009.07.24.3373, proposing to demolish two residential buildings: a two-story, single-family dwelling at the rear of the lot and a one-story, single-family dwelling towards the front of the lot within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve the project
- 11b. 2011.0369D (G. CABREROS: (415) 558-6169)  
671-673 26<sup>TH</sup> AVENUE - west side between Balboa and Anza Streets; Lot 012 in Assessor's Block 1569 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2009.07.24.3370, proposing to



construct a new three-story, two-unit building within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Preliminary Recommendation: Do not take Discretionary Review and approve the project

12. 2010.0598D (M. SMITH: (415) 558-6322)  
75 MARS STREET - at Corbett Avenue: Lot 016 in Assessor's Block 2653 - **Request for Discretionary Review** of Building Permit Application No. 2010.06.15.4512, proposing to construct a one-story vertical addition, a rear horizontal addition, alter the front façade, and add a second dwelling unit to a one-story over basement, single-family dwelling within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk Districts.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve

## **5:30 P.M.**

13. (K. DISCHINGER: (415) 558-6284)  
**MARKET AND OCTAVIA MONITORING REPORT FOLLOW UP HEARING** - members of the Market and Octavia Community Advisory Committee (CAC) will follow up on key issues identified and discussed in the Market/Octavia Plan Community Advisory Committee's Supplemental Report. Staff will be available to respond to questions and comments.  
Preliminary Recommendation: Informational item, no action requested.  
(Continued from the Regular Meeting of June 2, 2011)

### **I. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment



**CORRECTION  
SAN FRANCISCO  
PLANNING COMMISSION**

**Notice of Meeting  
&**

**Calendar**

**Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place**

**Thursday, June 16, 2011**

**12:00 PM**

**Regular Meeting**

GOVERNMENT  
DOCUMENTS DEPT

JUN 13 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin  
Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

**G. REGULAR CALENDAR**

**5:30 P.M.**

13. \_\_\_\_\_ (K. DISCHINGER: (415) 558-6284)

~~MARKET AND OCTAVIA MONITORING REPORT FOLLOW-UP HEARING - members of the Market and Octavia Community Advisory Committee (CAC) will follow up on key issues identified and discussed in the Market/Octavia Plan Community Advisory Committee's Supplemental Report. Staff will be available to respond to questions and comments.~~

~~Preliminary Recommendation: Informational item, no action requested.~~

~~(Continued from the Regular Meeting of June 2, 2011)~~

13. 2011.0105T (K. DISCHINGER: (415) 558-6284)

~~AMENDING PLANNING CODE INCLUSIONARY HOUSING CONTROLS TO ADD NEW ALTERNATIVE IN MARKET AND OCTAVIA PLAN AREA [BOS FILE NO. 11-0085] - Hearing of a proposed Ordinance that would amend the San Francisco Planning Code by amending Section 415.5 to provide for a new land dedication alternative in the Market and Octavia Plan Area in lieu of payment of the Affordable Housing Fee; and adding Section 415.10 to provide for the requirements of such land dedication; and making various findings including environmental findings, Planning Code Section 101 and 302 findings, and General Plan consistency findings. The Commission will consider the proposed Ordinance, introduced by Supervisor Dufty, which would amend the Planning~~

Code as described with additional modifications as recommended by the Planning Department.  
Preliminary Recommendation: Approval with Modifications

**CORRECTION-2**  
**SAN FRANCISCO**  
**PLANNING COMMISSION**  
**Notice of Meeting**  
**&**  
**Calendar**

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

**Thursday, June 16, 2011**

**12:00 PM**

**Regular Meeting**

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;

Hisashi Sugaya

Commission Secretary: Linda D. Avery

06-13-11 P01478 R00D

GOVERNMENT  
DOCUMENTS DEPT

JUN 13 2011

SAN FRANCISCO  
PUBLIC LIBRARY

**G. REGULAR CALENDAR**

**5:30 P.M.**

13. ~~2011.0105T~~ (K. DISCHINGER: (415) 558-6284)

~~MARKET AND OCTAVIA MONITORING REPORT FOLLOW UP HEARING - members of the Market and Octavia Community Advisory Committee (CAC) will follow up on key issues identified and discussed in the Market/Octavia Plan Community Advisory Committee's Supplemental Report. Staff will be available to respond to questions and comments.~~

~~Preliminary Recommendation: Informational item, no action requested.  
(Continued from the Regular Meeting of June 2, 2011)~~

13. ~~2011.0105T~~ (K. DISCHINGER: (415) 558-6284)

~~AMENDING PLANNING CODE INCLUSIONARY HOUSING CONTROLS TO ADD NEW ALTERNATIVE IN-MARKET AND OCTAVIA PLAN AREA [BOS FILE NO. 11-0085]- Hearing of a proposed Ordinance that would amend the San Francisco Planning Code by amending Section 415.5 to provide for a new land dedication alternative in the Market and Octavia Plan Area in lieu of payment of the Affordable Housing Fee; and adding Section 415.10 to provide for the requirements of such land dedication; and making various findings including environmental findings, Planning Code Section 101 and 302 findings, and General Plan consistency findings. The Commission will consider the proposed Ordinance, introduced by Supervisor Duffy, which would amend the Planning~~

~~Code as described with additional modifications as recommended by the Planning Department.~~  
~~Preliminary Recommendation Approval with Modifications~~

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, June 23, 2011

**12:00 PM**

**Regular Meeting**

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

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*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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### Commission Meeting Procedures

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

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For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvr/sunshine](http://www.sfgov.org/bdsuprvr/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.



12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0399C (K. GUY: (415) 558-6163)  
**401 GROVE STREET** - southwest corner at Gough Street, Lot 036 of Assessor's Block 0808 - **Request for Conditional Use Authorization** to allow development on a lot exceeding 10,000 square feet, and to approve a Planned Unit Development, with specific modifications of Planning Code regulations regarding rear yard, dwelling unit exposure, bay window dimensions, and height measurement, within the Hayes-Gough Neighborhood Commercial Transit District and the 40-50-X Height and Bulk District. The proposal is to demolish an existing surface parking lot and construct a new five-story mixed-use building containing approximately 63 dwelling units, 5,000 square feet of ground floor commercial uses, and 37 off-street parking spaces within an underground garage. In 2008, a Conditional Use Authorization and Planned Unit Development were approved for the property for the construction of a new building containing 61 dwelling units, 10,000 square feet of ground floor commercial uses, and 39 off-street parking spaces. The project to be considered on June 23, 2011 includes a modified program of uses and a revised design.

Preliminary Recommendation: Approval with Modifications

**(Proposed for Continuance to July 14, 2011)**

2. 2011.0238C (S. LAI: (415) 575-9087)  
**2390 MARKET STREET** - northeast corner of Market and Castro Streets, Lot 015 in Assessor's Block 3562 - **Request for Conditional Use authorization** under Planning Code Sections 303 and 721.83 to establish a new wireless telecommunication services facility by adding nine antennas and associated equipment within the existing clock tower of a retail building with a maximum height of 38 feet tall, as part of AT&T's wireless telecommunications network within the Upper Market Street NCD (Neighborhood Commercial District) and 65-B Height and Bulk District.

Preliminary Recommendation:

**(Proposed for Indefinite Continuance)**

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. 2010.0182T (E. LOVEJOY: (415) 575-9026)  
**INTENTION TO INITIATE COMMISSION-SPONSORED PLANNING CODE AMENDMENTS RELATED TO A PROPOSED PLANNING COMMISSION POLICY FOR STANDARDS FOR BIRD-SAFE BUILDINGS** - Pursuant to Planning Code Section 302, the Planning Commission will consider a Resolution of Intention to initiate amendments to the Planning Code. The amendments are intended to a) reduce building-related hazards for San Francisco's resident and migrant bird species; b) establish consistent building standards for creating bird-safe buildings; and c) provide certain exemptions from these requirements. The proposed Ordinance would amend the Planning Code to create a new Section, 139 Standards for Bird-Safe Buildings; and would amend other sections, including Section 145.1; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.  
 Preliminary Recommendation: Approve a draft Resolution of intention to initiate amendments to the Planning Code and schedule a public hearing on or after July 14, 2011 to consider the amendments.
  
4. 2011.0250C (C. TEAGUE: (415) 575-9081)  
1453 VALENCIA STREET - east side between 25<sup>th</sup> and 26<sup>th</sup> Street, Lot 017 in Assessor's Block 6530 - **Request for Conditional Use Authorization** to allow a 1,350 square foot massage establishment (d.b.a. La Nee Thai Massage Therapy) in the Valencia Street Neighborhood Commercial Transit (NCT) Zoning District and 55-X Height and Bulk District.  
 Preliminary Recommendation: Approval with Conditions
  
5. 2011.0364D (R. CRAWFORD: (415) 558-6358)  
1333 JONES STREET - west side between Clay and Washington Streets; Lot 036 in Assessor's Block 0215C - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(e), of Building Permit Application No. 2011.03.30.3104, proposing to merge two owner occupied dwelling units in a condominium building into one owner occupied unit and reduce the number of units in the building from 129 to 128. Both units are now and will remain occupied by the owner and their family in the RM-4, Residential Mixed High Density District and 40X Height and Bulk District  
 Staff Analysis: Full Discretionary Review  
 Preliminary Recommendation: Do not take Discretionary Review and approve
  
6. 2011.0212C (A. PUTRA: (415) 575-9079)  
2109 MARKET STREET (AKA 210 CHURCH STREET) - southwest corner of Market and Church Streets, Lot 001 in Assessor's Block 3543 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 703.3, and 303 to allow a formula retail use (d.b.a. Good Feet) selling custom arch support insoles within the Upper Market Street Neighborhood Commercial Transit District, and a 40-X/50/55-X Height and Bulk District.  
 Preliminary Recommendation: Approval with Conditions

### C. COMMISSIONERS' QUESTIONS AND MATTERS

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

7. Consideration of Adoption:
  - Draft Minutes of Regular Meeting of June, 2, 2011
  - Draft Minutes of Regular Meeting of June 9, 2011

**8. Commission Comments/Questions**

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**D. DIRECTOR'S REPORT****9. Director's Announcements**

10. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. REGULAR CALENDAR**

11. 2009.0291EKMRSXZ & 2010.0275EKMRSZ (M. JACINTO/ K. GUY: (415) 575-9033/ 558-6163) 151 THIRD, 670 and 676 HOWARD and 935 FOLSOM STREETS - San Francisco Museum of Modern Art (SFMOMA) Expansion and Fire Station No. 1 Relocation and Housing Project – Informational Hearing. The project sponsor, SFMOMA, proposes to expand the existing SFMOMA located at 151 Third Street (Assessor Block 3722, Lot 78) and relocate Fire Station No. 1 from its existing 676 Howard Street location (Assessor Block 3722, Lot 28) to 935 Folsom Street (Assessor Block 3753, Lot 140). The sponsor proposes demolition of the existing 35,000-square-foot, 4-story-over-basement building at 670 Howard Street (Block 3753, Lot 27), demolition of the existing 12,000-square-foot, 2-story-with-mezzanine Fire Station No. 1 at 676 Howard Street, and vacation of a 115-by-30-foot land-locked portion of Hunt Street located between 151 Third and 670 and 676 Howard Street to accommodate the museum expansion. SFMOMA would construct an approximately 200-foot-tall, 230,000-square-foot building addition at the rear of the 151 Third site, on the 670-676 Howard Street parcels and the vacated Hunt Street right-of-way to house the museum's expanding art collections, and to create galleries to display the Doris and Donald Fisher Collection. The proposed expansion would connect to the existing museum and accommodate expanded gallery, public and support spaces, a publicly-accessible renovated ground-floor, expanded restaurant, a new Howard Street entrance, and a relocated ticketing area on the second floor with galleries and support spaces on the floors above. The existing building at 935 Folsom Street (formerly used for apparel manufacturing and commercial laundry, currently vacant) would be demolished, the site subdivided, and a new 15,000-square-foot, 2-story plus mezzanine replacement fire station would be constructed on the northern portion of the parcel fronting Folsom Street. At-grade parking would be provided for 15 vehicles on the site. On the southern portion of 935 Folsom Street, a 4-story, approximately 43-foot-tall residential building would be constructed comprising up to 13 residential units and 10 off-street parking spaces in the building's basement level. The 151 Third Street site is located in a C-3-O (Downtown Office) Use District and a 500-I Height and Bulk District. 670 Howard Street is

located in a C-3-S (Downtown Support) Use District and a 320-I/500-I Height and Bulk District. 676 Howard Street is located in a P (Public) and a 320-I/500-I Height and Bulk District. The 935 Folsom Street parcel is located in a MUR (Mixed-Use Residential) Use District and an 85-X/45-X Height and Bulk District, and the SOMA Youth and Family Special Use District. The projects are subject to the California Environmental Quality Act and would require a determination of compliance with the Downtown Plan; vacation of Hunt Street and conveyance to SFMOMA; rezoning of 676 Howard Street from P to C-3-S; amendment of the Disposition and Development Agreement with the Redevelopment Agency; lot merger; rezoning of 935 Folsom Street from MUR to P; lot subdivision; design approval for a new public building (Arts Commission); and demolition and building permits.

Preliminary Recommendation: Informational only; no Commission action.

12. 2010.0641M (S. EXLINE; (415) 558-6332)  
**2011 RECREATION AND OPEN SPACE ELEMENT UPDATE - Consideration of a Resolution of intention to initiate amendments to the San Francisco General Plan.** Pursuant to San Francisco Charter Section 4.105, Planning Code § 340(c) and § 306.3, consideration of a Resolution of intention to initiate an amendment to the San Francisco General Plan, a proposed revision of the Recreation and Open Space Element. At the hearing, the Planning Commission may consider adopting a Resolution of Intention to initiate amendments to the General Plan, and schedule a public hearing to consider adopting the proposed General Plan amendment.  
 Preliminary Recommendation: Approval
  
- 13a. 2011.0089CVX (K. GUY: (415) 558-6163)  
55 9<sup>TH</sup> STREET - east side between Market and Mission Streets; Lot 066 in Assessor's Block 3701 - **Request for an amendment to the conditions of approval for a previously approved Conditional Use authorization.** Specifically, the amendment proposes to extend the performance period for an additional three years for a previously approved project to construct a 17-story building containing approximately 260 dwelling units, approximately 3,000 square feet of ground-floor commercial uses, and approximately 113 off-street parking spaces. The amendment proposes no changes to the design or intensity of the project as originally approved. The subject property is located within the C-3-G (Downtown General Commercial) Zoning District and the 200-S Height and Bulk District.  
 Preliminary Recommendation: Approval with Conditions  
 (Continued from Regular Meeting of May 5, 2011)
  
- 13b. 2011.0089CVX (K. GUY: (415) 558-6163)  
55 9<sup>TH</sup> STREET - east side between Market and Mission Streets; Lot 066 in Assessor's Block 3701 - **Request for an amendment to the conditions of approval for a previously granted Variance.** Specifically, the amendment proposes to extend the performance period for an additional three years for a previously approved project to construct a 17-story building containing approximately 260 dwelling units, approximately 3,000 square feet of ground-floor commercial uses, and approximately 113 off-street parking spaces. The amendment proposes no changes to the design or intensity of the project as originally approved. The subject property is located within the C-3-G (Downtown General Commercial) Zoning District and the 200-S Height and Bulk District.  
 (Continued from Regular Meeting of May 5, 2011)
  
- 13c. 2011.0089CVX (K. GUY: (415) 558-6163)  
55 9<sup>TH</sup> STREET - east side between Market and Mission Streets; Lot 066 in Assessor's Block 3701 - **Request for an amendment to the conditions of approval for a previous Determination of Compliance with Planning Code Section 309.** Specifically, the amendment proposes to extend the performance period for an additional three years

for a previously approved project to construct a 17-story building containing approximately 260 dwelling units, approximately 3,000 square feet of ground-floor commercial uses, and approximately 113 off-street parking spaces. The amendment proposes no changes to the design or intensity of the project as originally approved. The subject property is located within the C-3-G (Downtown General Commercial) Zoning District and the 200-S Height and Bulk District. Preliminary Recommendation: Approval with Conditions

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of May 5, 2011)

14. 2011.0293C (A. HOLLISTER: (415) 575-9078)  
430 BUSH STREET - north side between Grant Avenue and Kearny Street, Lot 037 in Assessor's Block 0270 - **Request for Conditional Use Authorization** under Planning Code Sections 227(i) and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of 11 antennas and associated equipment mounted on the rooftop of the subject building. The facility is proposed on a Location Preference 2 Site (Preferred Location – Co-Location Site) within the C-3-R (Downtown, Retail, Commercial) Use District and an 80-A130-F Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
15. 2011.0008C (E. JACKSON: (415) 558-6363)  
450 HARRISON STREET - corner of 1<sup>st</sup> Street, Lot 031 of Assessor's Block 3748 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 827.31, 303, and 890.80 to install a wireless telecommunications facility consisting of 9 new "dual band" antennas and 5 new equipment cabinets on the rooftop of the existing 3 story "Sailor's Union" building which is approximately 75 feet tall. The project site is within a RH-DTR (Rincon Hill Downtown Residential Mixed Use) Zoning District and a 85/400-R Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 2 (Preferred Location – Co-Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.  
Preliminary Recommendation: Approval with Conditions
16. 2008.1218C (S. LAI: (415) 575-9087)  
70 GOLD MINE DRIVE - north side, cross street Diamond Heights Boulevard, Lots 033 and 034 in Assessor's Block 7520 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 157, 204.5, 209.1, 303 and 317, to demolish a single-family house and a detached garage, to merge lots 033 and 034, to construct three new dwelling units, and to allow one parking space above the amount allowed as –of-right, within the RH-1 Zoning – Residential House, One Unit per Lot and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of May 5, 2011)

## **5:00 PM**

17. 2011.0559TZ (C. TEAGUE: (415) 575-9081)  
**INTENTION TO INITIATE DEPARTMENT-SPONSORED PLANNING CODE ADMINISTRATIVE CODE, AND ZONING MAP AMENDMENTS RELATED TO EASTERN NEIGHBORHOODS** - Pursuant to Planning Code Section 302, the Planning Commission will consider a Resolution of Intention to initiate amendments to the Planning Code, Administrative Code, and Zoning Map. The amendments are intended to a) improve the City's ability to implement the goals, objectives, and policies of the Eastern Neighborhoods Plan, b) make technical corrections to the Code, c) update land use



tables in the Eastern Neighborhoods, d) clarify language for affordable housing tiers and the use of historic buildings in the UMU District, e) clarify permitted modifications for Large Project Authorizations in the Eastern Neighborhoods. Planning Code sections proposed for amendment include Sections 102.5, 121.8, 134, 135, 140, 145.1, 145.5, 151.1, 157.1, 207.1, 218, 227, 231A, 249.36, 249.37, 249.38, 329, 352, 411.3, 419.2, 419.5, 423.5, 607.2, 726, 734, 734.69, 734.69A, 734.69B, 735.1, 735.69, 735.69A, 735.69B, 736.69, 736.69A, 736.69B, 781.5, 803.3, 803.8, 803.9, 814.31, 814.49, 840, 841, 842, 843, 890.49, 890.54.

Preliminary Recommendation: Approve a draft Resolution of Intention to initiate amendments to the Planning Code, Administrative Code, and Zoning Map, and schedule a public hearing to consider the amendments.

18. 2011.0105T (K. DISCHINGER: (415) 558-6284)  
AMENDING PLANNING CODE INCLUSIONARY HOUSING CONTROLS TO ADD NEW  
ALTERNATIVE IN MARKET AND OCTAVIA PLAN AREA [BOS FILE NO. 11-0085] -  
 Hearing of a proposed Ordinance that would amend the San Francisco Planning Code by amending Section 415.5 to provide for a new land dedication alternative in the Market and Octavia Plan Area in lieu of payment of the Affordable Housing Fee; and adding Section 415.10 to provide for the requirements of such land dedication; and making various findings including environmental findings, Planning Code Section 101 and 302 findings, and General Plan consistency findings. The Commission will consider the proposed Ordinance, introduced by Supervisor Duffy, which would amend the Planning Code as described with additional modifications as recommended by the Planning Department.  
 Preliminary Recommendation: Approval with Modifications  
 (Continued from Regular Meeting of June 9, 2011)

#### G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



# NOTICE OF CANCELLATION

## SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, June 30, 2011*

55  
14  
6/30/11  
cancelled

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, June 30, 2011*, has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, July 7, 2011*.

Linda D. Avery  
Commission Secretary

### PLANNING COMMISSION ROSTER

PRESIDENT	CHRISTINA OLAGUE
VICE-PRESIDENT	RON MIGUEL
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	GWYNETH BORDEN
COMMISSIONER	RODNEY FONG
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING  
COMMISSION SECRETARY

JOHN RAHAIM  
LINDA D. AVERY

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# SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, July 7, 2011**  
**12:00 PM**  
**Regular Meeting**

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JUN 30 2011

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President: Christina R. Olague  
Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

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These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0415C (E. JACKSON: (415) 558-6363)  
234 9<sup>TH</sup> STREET - southwest side of 9<sup>th</sup> Street, between Tehama and Clementina Streets, Lot 004 of Assessor's Block 3518 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 227(h), 303, and 816.73 to install a wireless telecommunications facility consisting of 9 new panel antennas to be located on the roof of an existing three story commercial building and 5 new equipment cabinets to be located within the existing building in a first floor storage area. The project site is within a SLR (Service / Light Industrial / Residential Mixed Use) Zoning District and a 50-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 4 (Preferred Location – Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.  
Preliminary Recommendation: Pending  
(Proposed for Continuance to September 15, 2011)

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

2. 2011.0451C (K. GUY: (415) 558-6163)  
1407 BUSH STREET - south side between Polk Street and Van Ness Avenue; Lot 002A in Assessor's Block 0670 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 723.42, to establish a full-service restaurant (dba "Fina Estampa") within the Polk Street Neighborhood Commercial District and the 65-A Height and Bulk District. The size of the existing tenant space would not change.  
Preliminary Recommendation: Approval with Conditions

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

## 3. Consideration of Adoption:

- Draft Minutes of Regular Meeting of May 5, 2011
- Draft Minutes of Regular Meeting of May 12, 2011
- Draft Minutes of Regular Meeting of May 19, 2011
- Draft Minutes of Regular Meeting of May 26, 2011
- Draft Minutes of Regular Meeting of June 16, 2011

## 4. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**D. DIRECTOR'S REPORT**

## 5. Director's Announcements

## 6. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. REGULAR CALENDAR**

## 7. (D. ALUMBAUGH: (415) 558-6601)

**COMMUNITY VISION FOR SAN FRANCISCO'S NORTHEAST WATERFRONT** - On July 8, 2010, the Commission acknowledged the work of Department staff in completing the Northeast Embarcadero Study and recognized the design principles and recommendations of the study for public realm improvements and new development in the area. At that same hearing, the Commission also urged the Port of San Francisco to consider the principles and recommendations of the Northeast Embarcadero Study when considering public infrastructure improvements in the study area. Separately, a citizens group prepared its own study entitled "A Community Vision for San Francisco's Northeast Waterfront" and has requested that they be given the opportunity to present their work to the Commission. It is this group's study that is the subject of this informational presentation.

Preliminary Recommendation: Informational presentation only. No action required

## 8. (J. NAVARRETE: (415) 575-9040)

**THE 34<sup>TH</sup> AMERICA'S CUP AND JAMES R. HERMAN CRUISE TERMINAL AND NORTHEAST WHARF PLAZA BRIEFING - Informational Hearing**

- **34<sup>th</sup> America's Cup Project Description:** The 34th America's Cup project sponsors—the City and County of San Francisco (CCSF) and the America's Cup Event Authority—propose to host the 34th America's Cup (AC34) sailing races in San Francisco Bay. A series of AC34 yacht races would be held in San Francisco Bay in 2012 (America's



Cup World Series) and in 2013 (Louis Vuitton Cup, America's Cup Challenger Series; potential America's Cup Defender Selection Series; and the Match). Several of the venues proposed for the AC34 events are piers, water areas, and facilities managed by the Port of San Francisco (Port) including: Piers (Piers 19, 19½, 23, 27-29½, 26, 28, 30-32, and 80), water basins/water areas (Piers 9, 9-15, 17-19, 19-23, 23-27, 29-31, 14-22½, 26-28, 28-30, and 32-36), and Seawall Lot 330. Various other venues are proposed for spectator-related activities, some of which are under the jurisdiction of other city, state or federal agencies, including Crissy Field, Marina Green, Fort Mason, Aquatic Park, Alcatraz Island, Fort Baker Pier at Cavallo Point (near Sausalito), San Francisco Civic Center, Union Square, and Justin Herman Plaza. The event venues would include team bases and operations, support space, media operations, hospitality services, sponsored commercial space, entertainment and spectator areas, and temporary berthing and mooring facilities for race-related and spectator vessels. Most of the facilities would be temporary and removed at the conclusions of the events, although certain permanent infrastructure improvements would be required at some of the proposed venue sites within the Port's jurisdiction. The proposed project also includes a number of implementation plans that address transportation management, waste management, parks coordination and management, sustainability, water and air traffic, public safety, youth involvement, and workforce development. The project would also require amendments to the Special Area Plan (SAP) adopted by the Bay Conservation and Development Commission (BCDC).

- **Cruise Terminal Project Description:** The Port of San Francisco proposes the development of Pier 27 as the James R. Herman Cruise Terminal and Northeast Wharf Plaza, which is proposed to be phased to allow proposed America's Cup Village uses at Piers 27-29, including an initial phase of the cruise terminal building, for the 2013 America's Cup races. The Cruise Terminal project would involve demolition of the existing Pier 27 shed, a portion of the Pier 29 shed, and Pier 27 Annex Building. The remainder of the Pier 29 shed would be retained and rehabilitated, and the Belt Line office building would be retained. Proposed improvements to complete the cruise terminal and wharf plaza would be built out after the AC34 races are concluded. The proposed two-story cruise terminal building would be approximately 91,200 square feet in size and would occupy a footprint of approximately 46,100 square feet along Pier 27. The Pier 27 cruise terminal would be designed to handle vessels carrying 2,600 to up to 4,000 passengers. The cruise terminal would include an approximately a 3-acre ground transportation area, which would be located in the center of Piers 27-29, to support access, drop-off, and exiting by trucks, taxis, buses, and passenger vehicles to meet both ship provisioning and passenger loading needs of the cruise terminal. The cruise terminal would also accommodate other uses between ship calls, such as public or private gatherings, and maritime-oriented events. The Northeast Wharf Plaza would provide an approximately 2½-acre open space at the south end of Pier 27, fronting along The Embarcadero promenade and would include a multi-use recreational space containing natural turf, pavers, concrete seating/steps and planters; and ancillary structures for commercial and recreational services. The cruise terminal and wharf plaza project would also require amendments to the SAP adopted by BCDC.  
Preliminary Recommendation: Informational only; no Commission action.

9. 2011.0526T

(S. HAYWARD: (415) 558-6372)

CREATION OF A LIMITED LIVE PERFORMANCE PERMIT FOR INDOOR LOCALES - The Commission will consider an Ordinance [Board File No. 11-0506] introduced by Supervisors Mirkarimi, Wiener, Mar, and Campos amending Planning Code Sections 102.17 (Nighttime Entertainment Uses), 703.2 (Zoning Control Table), 790.38 (Entertainment, Other), 803.2 (Uses Permitted in Chinatown Mixed Use Districts), 803.3 (Uses Permitted in Eastern Neighborhoods Mixed Use Districts and South of Market Use Mixed Use Districts), and 890.37 (Entertainment, Other) to create a Limited Live Performance Permit for indoor locales whose primary function is not presentation of live performances. The proposed permit would include noise and hours restrictions, but not

necessarily security plan requirements; specifying application and license fees and hearing requirements for said permit; and making findings, adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.  
Preliminary Recommendation: Approval with Modifications

- 10a. 2006.0974D (S. HAYWARD: (415) 558-6372)  
1710 DIAMOND STREET - west side between Valley Street and Diamond Heights Boulevard; Lot 102 in Assessor's Block 7535 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2007.02.06.3541, proposing to demolish a one-story single-family residential building within the RM-1 (Residential Mixed, Low-Density) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
- 10b. 2011.0632D (S. HAYWARD: (415) 558-6372)  
1710 DIAMOND STREET - west side between Valley Street and Diamond Heights Boulevard; Lot 102 in Assessor's Block 7535 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application Nos. 2007.02.06.3543, 2007.02.06.3548, 2007.02.06.3550, and 2007.02.06.3551 proposing to construct four new single-family residential buildings within the RM-1 (Residential Mixed, Low-Density) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Take Discretionary Review and approve with modifications
11. 2010.1028C (T. WANG: (415) 558-6335)  
4124 MISSION STREET - northwest side between Admiral Avenue and Trumbull Street; Lot 001 in Assessor's Block 6804 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 711.54 and 790.60 to convert a vacant ground floor commercial space into a massage establishment (dba Miracle Chi Gone Massage) within the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of May 19, 2011)  
**NOTE: On May 19, 2011, following public testimony, the Commission continued it to 7/7/11 to allow continued conversations with the community; PH remains open.**
12. 2011.0208C (K. DURANDET: (415) 575-6816)  
2730 21<sup>ST</sup> STREET - northeast corner at Bryant Street, Lot 024 of Assessor's Block 4087 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 178 and 186 to add DJ music to an existing Limited Commercial Use authorized as a bar per Motion No. 9074 (d.b.a. Asiento) within the RM-1 (Residential Mixed-Low Density) Zoning District, and a 40-X Height and Bulk District. If granted, the Conditional Use Authorization would allow the applicant to seek an Entertainment License for Other Entertainment as defined in Planning Code Section 790.38.  
Preliminary Recommendation: Approval with Conditions
13. 2010.1042C (E. JACKSON: (415) 558-6363)  
660-670 4<sup>TH</sup> STREET - corner of 4<sup>th</sup> and Bluxome Streets, Lots 104-160 of Assessor's Block 3786 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 227(h), 303, and 842.93 to install a wireless telecommunications facility consisting of 10 new antennas and 6 new cabinets on the rooftop on an existing 7 story mixed use building. The project site is within a MUO (Mixed Use Office) Zoning District and a 85-X Height and Bulk District. The proposal is part of a wireless transmission

network operated by AT&T on a Location Preference 5 (Preferred Location – Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of June 2, 2011)

14. 2009.0651C (B. FU: (415) 558-6613)  
2045-2121 EVANS STREET - west side between Cesar Chavez and Napoleon Streets, Lots 001B & 002 in Assessor's Block 4343 - **Request for Conditional Use Authorization** under Planning Code Sections 157 and 303 to allow parking in excess of accessory amounts for the proposed Restaurant Depot building expansion, within the PDR-2 (Core Production, Distribution, and Repair) Zoning District and a 65-J Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of June 16, 2011)
15. 2011.0326C (R. SUCRE: (415) 575-9108)  
50 OTIS STREET - northeast corner of Otis and Brady Streets, Lot 021 in Assessor's Block 3505 - **Request for Conditional Use Authorization** under Planning Code Sections 731.59 and 303 to convert an existing contractor's shop and warehouse (trade shop use category) into a motorcycle repair shop (automotive repair use category; d.b.a. Tokyo Moto) within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
16. 2011.0443C (S. VELLVE: (415) 558-6263)  
3111 FILLMORE STREET - west side between Filbert and Pixley Streets; Lot 009 in Assessor's Block 0515 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 303, to modify conditions of approval placed on the existing "Other Entertainment" use (d.b.a. The Comet Club) in Motion 18180, Case No. 2010.0255C, to extend the hours of amplified and acoustical live entertainment on the premises until 2 AM on Thursday nights within the Union Street Neighborhood Commercial and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
17. 2011.0454D (G. CABREROS: (415) 558-6169)  
610 EL CAMINO DEL MAR - west side between Seacliff and McLaren Avenues, Lot 001X in Assessor's Block 1307 - **Request for Discretionary Review** of Building Permit Application No. 2010.09.20.1192, proposing to construct a roof deck on the main roof, a rear terrace and facade alterations to the two-story-over-basement, single-family house within the RH-1(D) (Residential, House, One-Family, Detached) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
18. 2011.0389DDD (A. STARR: (415) 558-6362)  
2040 JACKSON STREET - north side between Laguna and Octavia Streets; Lot 004A in Assessor's Block 0591 - **Requests for Discretionary Review** of Building Permit Application No. 2010.11.03.4269 proposing to construct a three-story rear horizontal addition, a stair and elevator penthouse, and a roof deck on a three-story single-family house within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve as revised

## G. PUBLIC COMMENT

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10:30 AM \_\_\_\_\_

**ROLL CALL:**

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**CLOSED SESSION:**

1. Public Comments on Matters to be discussed in Closed Session.
2. Consider Adoption of Motion on Whether to Assert the Attorney-Client Privilege Regarding the Matters Listed Below as Conference With Legal Counsel. (San Francisco Administrative Code Section 67.10(d).)

**THE PLANNING COMMISSION WILL GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING:**

3. Conference with Legal Counsel - Pursuant to California Government Code Section 54956.9(c) and San Francisco Administrative Code Section 67.10(d) to discuss exposure to litigation from a challenge to or enforcement of the City's affordable housing requirements. Anticipated Litigation: As Defendant or Plaintiff (one or more cases). (Kate Stacy and Susan Cleveland-Knowles)
4. Conference with Legal Counsel – Pursuant to California Government Code Section 54956.9(c) and San Francisco Administrative Code Section 67.10(d) to discuss whether to initiate litigation with respect to the Academy of Art University. Anticipated Litigation: As Plaintiff. (Kate Stacy, Alex Tse, and Susan Cleveland-Knowles )

**FOLLOWING THE CLOSED SESSION, THE PLANNING COMMISSION WILL RECONVENE IN OPEN SESSION.**

5. The Planning Commission will make an announcement following Closed Session and will consider a motion regarding whether to disclose the discussions during Closed Session.





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1/4/11

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 14, 2011

1:00 PM

### Regular Meeting

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 76

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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#### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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1:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0165C (S. YOUNG: (415) 558-6346)  
2424 POLK STREET - east side between Filbert and Union Streets; Lot 020 in Assessor's Block 0525 - **Request for Conditional Use Authorization** under Sections 723.21, 723.41, 723.42, and 303 of the Planning Code to convert a vacant retail space into a full-service restaurant with bar (d.b.a. Revo) and to allow a use size that exceeds 1,999 square feet in a one-story commercial building within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. The proposed full-service restaurant with bar will contain approximately 2,500 square feet of floor area and will accommodate up to 49 patrons.  
Preliminary Recommendation: Pending  
(Continued from Regular Meeting of June 2, 2011)  
**(Proposed for Continuance to September 22, 2011)**
- 2a. 2010.0367DDV (C. TEAGUE: (415) 575-9081)  
54-62 PERALTA STREET - **Requests for Discretionary Review** for Building Permit Application Nos. 2009.1231.4050 and 2009.1231.4052 proposing to construct two new three-story, two-family dwellings on two adjacent down-sloping lots, in a RH-2 (Residential, Two-Family House) District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Not Take Discretionary Review and approve as proposed.  
(Continued from Regular Meeting of March 17, 2011)  
**NOTE: On March 17, 2011, following testimony, the Commission continued this item to 7/14/2011. Public hearing remains open.**  
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54-62 PERALTA STREET - **Request for off-street parking Variance** pursuant to Planning Code Section 242(e)(4) for the proposed construction of two new three-story, two-family dwellings on two adjacent down-sloping lots, in a RH-2 (Residential, Two-Family House) District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.  
(Continued from Regular Meeting of March 17, 2011)  
**FOLLOWING PUBLIC TESTIMONY, THE ZONING ADMINISTRATOR CONTINUED THE ITEM TO 7/14/2011. PUBLIC HEARING REMAINS OPEN.**  
**(Proposed for Continuance to September 22, 2011)**
3. (V. WISE: (415) 575-9049)  
MTA's SUSTAINABLE MOBILITY STRATEGY - **Informational Presentation** – This presentation will provide an overview of MTA's work on sustainable mobility and climate

action strategy. The presentation will include information on MTA's sustainability goals, mobility strategies for various modes, and examples of current projects,  
(Proposed for Continuance to September 22, 2011)

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2010.1070C (K. DURANDET: (415) 575-6816)  
580 VALENCIA STREET - west side of Valencia Street between 16<sup>th</sup> and 17<sup>th</sup> Streets—Lot 011 of Assessor's Block 3568 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 726.41 to add a bar to a previously existing full-service restaurant (d.b.a. Slanted Door Restaurant) within the Valencia Street NCT (Neighborhood Commercial Transit) District, Mission Alcohol Beverage Special Use Sub-District, and a 55-X Height and Bulk District. If granted, the Conditional Use Authorization would allow the applicant to seek a Type 47 License from the California Department of Alcoholic Beverage Control. This license would permit the sale of beer, wine, and distilled spirits for on-site consumption in association with the restaurant. Preliminary Recommendation: Approval with Conditions

## C. REGULAR CALENDAR

5. 2010.0420ECTZ (A. CONTRERAS: (415) 575-9044)  
3151 – 3155 SCOTT STREET - southwest corner at Lombard Street, Lot 001 in Assessor's Block 0937 - **Appeal of Preliminary Negative Declaration** for the proposed conversion of a building formerly used as a 29-room hotel (d.b.a. King Edward II) to a group housing use with up to 24 affordable group housing units for transitional age youth between the ages of 18 and 24, one manager's unit (25 units in total) and rooms for programmatic needs (1,856 sf), with minor alterations to the building's façade. The 3,436 sf project site is within the NC-3 (Neighborhood Commercial, Moderate Scale) District and a 40-X Height and Bulk District, and is proposed for rezoning as the "Lombard and Scott Street Affordable Group Housing Special Use District". Enlargement of the building is not proposed.  
Preliminary Recommendation: Uphold Preliminary Negative Declaration
- 6a. 2010.0420CETZ (S. VELLVE: (415) 558-6263)  
3151 – 3155 SCOTT STREET - southwest corner at Lombard Street, Lot 001 in Assessor's Block 0937 - Consideration of a proposed ordinance introduced by Supervisors Chiu, Avalos, Kim, Mar, and Mirkarimi requesting **Rezoning and Text Amendments** to the Planning Code and Zoning Map to establish the Lombard and Scott Street Affordable Group Housing Special Use District (SUD) in association with the proposed group housing project pursuant to Planning Code Sections 302 and 306. The **Planning Code Text Amendment** would establish the Lombard and Scott Street Affordable Group Housing SUD by adding Planning code Section 249.55. The SUD would increase the allowed group housing density from 16 group housing units as permitted per Planning Code Sections 208 and 712.92 to 24 group housing units and one manager's unit for a total of 25 units, and exceptions to the rear yard, open space and exposure requirements for a project with an affordable housing component for transitional age youth between the ages of 18 and 24. The **Zoning Map Amendment** would establish the Lombard and Scott Street Affordable Group Housing SUD at Lot 001 in Assessor's Block 0937 on Zoning Map Sheet SU02.

- 6b. 2010.0420CETZ (S. VELLVE: (415) 558-6263)  
3151 – 3155 SCOTT STREET – southwest corner at Lombard Street, Lot 001 in Assessor's Block 0937 – **Request for Conditional Use Authorization** pursuant to Planning Code Section 303 to convert a building formerly used as a 29-room tourist hotel (d.b.a. King Edward II) to a group housing use with up to 24 affordable group housing units for transitional age youth between the ages of 18 and 24, one manager's unit (25 units in total) and rooms for programmatic needs, with minor alterations to the building's façade, within the NC-3 (Neighborhood Commercial, Moderate Scale) District, the proposed Lombard and Scott Street Affordable Group Housing Special Use District (SUD) and a 40-X Height and Bulk District. Enlargement of the building is not proposed.  
Preliminary Recommendation: Approval with Conditions

## **4:00 PM**

7. 2010.0182TU (E. LOVEJOY: (415) 575-9026)  
STANDARDS FOR BIRD-SAFE BUILDINGS - The Planning Commission will consider two items: 1) a draft policy document titled "Standards for Bird-Safe Buildings" and 2) a proposed Ordinance that would amend the Planning Code to implement the proposed policy document. The actions are intended to a) reduce building-related hazards for San Francisco's resident and migrant bird species; b) establish consistent building standards for creating bird-safe buildings; and c) provide certain exemptions from these requirements. The proposed Ordinance would amend the Planning Code to create a new Section, 139 Bird-Safe Building Standards; and would amend other sections, including Section 145.1; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.  
Preliminary Recommendation: Approval with modifications of a draft Resolution recommending approval of amendments to the Planning Code and adopting a Commission policy document titled "Standards for Bird-Safe Buildings".  
(Continued from Regular Meeting of May 26, 2011)
8. (T. OJEDA: (415) 558-6251)  
SAN FRANCISCO SOCIO-ECONOMIC PROFILE AND CHANGE SINCE 2000 - Staff will report on data from the Census Bureau, focusing on the 2005-2009 American Community Survey (ACS). The annual ACS replaced the decennial Census "long form" and includes detailed socio-economic statistics such as household composition, income, poverty, educational attainment, occupation, and commute to work. Annual ACS data is aggregated into five-year estimates to replicate Census sampling. The 2005-2009 ACS is the first five-year estimate released and provides the most current socio-economic profile of the country. Changes since the 2000 Census for select demographic and housing characteristics will be presented for San Francisco overall and by supervisorial districts; employment and commute to work will also be discussed. Census 2010 data will be used when available. Preliminary Recommendation: Informational presentation only. No action required
9. (K. CONNER: (415) 575-6914)  
INCLUSIONARY AFFORDABLE HOUSING PROGRAM - Consideration of Inclusionary Affordable Housing Program policy to authorize the Zoning Administrator to administratively allow entitled projects with an affordable housing requirement to modify the method of compliance from on- or off-site rental units to payment of the <http://commissions.sfplanning.org/cpcpackets/file.pdf> fee and from the Affordable Housing fee to an on-site alternative.  
Preliminary Recommendation: Adopt policy



10. 2011.0296C (C. TEAGUE: (415) 575-9081)  
2196 3<sup>RD</sup> STREET (aka 638 19<sup>TH</sup> STREET) - west side at the northern corner of 19<sup>th</sup> Street, Lots 031-051 in Assessor's Block 4044 - **Request for Conditional Use Authorization** to modify the existing project's original motion of approval (No. 16400) to allow the two existing on-site affordable units to convert from rental to ownership units in the UMU (Urban Mixed Use) Zoning District, 68-X Height and Bulk District, and the Life Science and Medical Special Use District.  
Preliminary Recommendation: Approval with Conditions.  
(Continued from Regular Meeting of June 9, 2011)
11. 2011.0639T (A. RODGERS: (415) 558-6395)  
CLEMENT AND GEARY NCD CONTROLS - The Planning Commission an Ordinance amending the San Francisco Planning Code Sections 263.20, 712.1, 716.1, and 781.4 to: 1) allow eating and drinking uses as principally permitted uses in the Inner Clement and Outer Clement Neighborhood Commercial Districts if the total street frontage dedicated to such uses does not exceed 30% and as conditionally permitted uses if the total street frontage dedicated to such uses exceeds 30%; 2) remove the prohibition on large fast-food restaurants and prohibit formula retail pet supply stores and formula retail eating and drinking establishments in the Geary Boulevard Fast-Food Subdistrict; 3) make video stores a principally permitted use on the ground floor in the NC-3 and the Inner Clement and Outer Clement Neighborhood Commercial Districts; 4) permit a height increase of five feet to permit tall ground-floor ceiling heights in the 40-X and 50-X Height and Bulk Districts in the NC-3 Zoning District along Geary Boulevard from Scott Street to 28th Avenue; and 5) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
Preliminary Recommendation: Pending.
12. 2011.0399C (K. GUY: (415) 558-6163)  
401 GROVE STREET - southwest corner at Gough Street, Lot 036 of Assessor's Block 0808 - **Request for Conditional Use Authorization** to allow development on a lot exceeding 10,000 square feet, and to approve a Planned Unit Development, with specific modifications of Planning Code regulations regarding rear yard, dwelling unit exposure, bay window dimensions, and height measurement, within the Hayes-Gough Neighborhood Commercial Transit District and the 40-50-X Height and Bulk District. The proposal is to demolish an existing surface parking lot and construct a new five-story mixed-use building containing approximately 63 dwelling units, 5,000 square feet of ground floor commercial uses, and 37 off-street parking spaces within an underground garage. In 2008, a Conditional Use Authorization and Planned Unit Development were approved for the property for the construction of a new building containing 61 dwelling units, 10,000 square feet of ground floor commercial uses, and 39 off-street parking spaces. The project to be considered on June 23, 2011 includes a modified program of uses and a revised design.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of June 23, 2011)
13. 2011.0298X (B. FU: (415) 558-6613)  
399 FREMONT STREET - northeast corner of Harrison and Fremont Streets, Lot 002 in Assessor's Block 3747 - **Request under Planning Code Sections 309.1, 825 and 827** to allow a time extension for a previously approved project within the RH DTR (Rincon Hill Downtown Residential Mixed Use) District with a 85/400-R Height and Bulk Designation. The approved proposal was to construct a new residential project in a 400-foot building that would consist of approximately 452 dwelling units, up to 238 off-street parking spaces, and for the granting of exceptions to allow greater than one parking space for every two dwelling units under Planning Code Sections 151.1(d) and



309.1(b)(1)(b), for reduction of the dwelling unit exposure requirements under Planning Code Sections 140 and 309.1(b)(1)(d), and to provide exceptions to the separation of towers requirement under Planning Code Sections 270(e) and 309.1(b)(1)(a).

Preliminary Recommendation: Approval with Conditions

14. 2008.1395X (K. DURANDET: (415) 575-6816)  
1501 15<sup>TH</sup> STREET - southwest corner of South Van Ness Avenue and 15<sup>TH</sup> Street, Lot 054 of Assessor's Block 3553 - **Request for Large Project Authorization** and exceptions pursuant to Planning Code Sections 134 and 329. The subject property is in the UMU (Urban Mixed Use) Zoning District, and a 58-X Height and Bulk District. The proposed project would replace a vacant lot (formerly a gas station) with a 58 foot high, five-story, 66,043 square foot, mixed-use building consisting of 40 residential units (16 one-bedroom, 24 two-bedroom) and approximately 9,681 square feet of ground-floor commercial use. The building would provide 39 off-street parking spaces at the basement level with access to the underground parking garage on 15<sup>TH</sup> Street. The project would provide approximately 3,187 square feet of common outdoor space and 2,917 square feet of private open space with an exception for rear yard requirement pursuant to Planning Code Section 134.  
Preliminary Recommendation: Approval with Conditions

#### D. COMMISSIONERS' QUESTIONS AND MATTERS

15. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### E. DIRECTOR'S REPORT

16. Director's Announcements
17. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

#### F. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

**CORRECTION**  
**SAN FRANCISCO**  
**PLANNING COMMISSION**  
**Notice of Meeting**  
**&**  
**Calendar**

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, July 14, 2011**

**1:00 PM**

**Regular Meeting**

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

**Commission Meeting Procedures**

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

GOVERNMENT  
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corrected

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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1:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

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(Continued from Regular Meeting of June 2, 2011)  
**(Proposed for Continuance to September 22, 2011)**
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Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Not Take Discretionary Review and approve as proposed.  
(Continued from Regular Meeting of March 17, 2011)  
**NOTE: On March 17, 2011, following testimony, the Commission continued this item to 7/14/2011. Public hearing remains open.**  
**(Proposed for Continuance to September 22, 2011)**
- 2b. 2010.0367DDV (C. TEAGUE: (415) 575-9081)  
**54-62 PERALTA STREET** - **Request for off-street parking Variance** pursuant to Planning Code Section 242(e)(4) for the proposed construction of two new three-story, two-family dwellings on two adjacent down-sloping lots, in a RH-2 (Residential, Two-Family House) District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.  
(Continued from Regular Meeting of March 17, 2011)  
**FOLLOWING PUBLIC TESTIMONY, THE ZONING ADMINISTRATOR CONTINUED THE ITEM TO 7/14/2011. PUBLIC HEARING REMAINS OPEN.**  
**(Proposed for Continuance to September 22, 2011)**
3. (V. WISE: (415) 575-9049)

**MTA's SUSTAINABLE MOBILITY STRATEGY - Informational Presentation –** This presentation will provide an overview of MTA's work on sustainable mobility and climate action strategy. The presentation will include information on MTA's sustainability goals, mobility strategies for various modes, and examples of current projects,  
**(Proposed for Continuance to September 22, 2011)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2010.1070C (K. DURANDET: (415) 575-6816)  
580 VALENCIA STREET - west side of Valencia Street between 16<sup>th</sup> and 17<sup>th</sup> Streets– Lot 011 of Assessor's Block 3568 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 726.41 to add a bar to a previously existing full-service restaurant (d.b.a. Slanted Door Restaurant) within the Valencia Street NCT (Neighborhood Commercial Transit) District, Mission Alcohol Beverage Special Use Sub-district, and a 55-X Height and Bulk District. If granted, the Conditional Use Authorization would allow the applicant to seek a Type 47 License from the California Department of Alcoholic Beverage Control. This license would permit the sale of beer, wine, and distilled spirits for on-site consumption in association with the restaurant. Preliminary Recommendation: Approval with Conditions

## C. REGULAR CALENDAR

5. 2010.0420ECTZ (A. CONTRERAS: (415) 575-9044)  
3151 – 3155 SCOTT STREET - southwest corner at Lombard Street, Lot 001 in Assessor's Block 0937 - **Appeal of Preliminary Negative Declaration** for the proposed conversion of a building formerly used as a 29-room hotel (d.b.a. King Edward II) to a group housing use with up to 24 affordable group housing units for transitional age youth between the ages of 18 and 24, one manager's unit (25 units in total) and rooms for programmatic needs (1,856 sf), with minor alterations to the building's façade. The 3,436 sf project site is within the NC-3 (Neighborhood Commercial, Moderate Scale) District and a 40-X Height and Bulk District, and is proposed for rezoning as the "Lombard and Scott Street Affordable Group Housing Special Use District". Enlargement of the building is not proposed.  
Preliminary Recommendation: Uphold Preliminary Negative Declaration
- 6a. 2010.0420CETZ (S. VELLVE: (415) 558-6263)  
3151 – 3155 SCOTT STREET – southwest corner at Lombard Street, Lot 001 in Assessor's Block 0937 – Consideration of a proposed ordinance introduced by Supervisors Chiu, Avalos, Kim, Mar, and Mirkarimi requesting **Rezoning and Text Amendments** to the Planning Code and Zoning Map to establish the Lombard and Scott Street Affordable Group Housing Special Use District (SUD) in association with the proposed group housing project pursuant to Planning Code Sections 302 and 306. The **Planning Code Text Amendment** would establish the Lombard and Scott Street Affordable Group Housing SUD by adding Planning code Section 249.55. The SUD would increase the allowed group housing density from 16 group housing units as permitted per Planning Code Sections 208 and 712.92 to 24 group housing units and one manager's unit for a total of 25 units, and exceptions to the rear yard, open space and exposure requirements for a project with an affordable housing component for transitional age youth between the ages of 18 and 24. The **Zoning Map Amendment** would



establish the Lombard and Scott Street Affordable Group Housing SUD at Lot 001 in Assessor's Block 0937 on Zoning Map Sheet SU02.

Preliminary Recommendation: Adoption

- 6b. 2010.0420CETZ (S. VELLVE: (415) 558-6263)  
3151 – 3155 SCOTT STREET – southwest corner at Lombard Street, Lot 001 in Assessor's Block 0937 – **Request for Conditional Use Authorization** pursuant to Planning Code Section 303 to convert a building formerly used as a 29-room tourist hotel (d.b.a. King Edward II) to a group housing use with up to 24 affordable group housing units for transitional age youth between the ages of 18 and 24, one manager's unit (25 units in total) and rooms for programmatic needs, with minor alterations to the building's façade, within the NC-3 (Neighborhood Commercial, Moderate Scale) District, the proposed Lombard and Scott Street Affordable Group Housing Special Use District (SUD) and a 40-X Height and Bulk District. Enlargement of the building is not proposed.  
Preliminary Recommendation: Approval with Conditions

## **4:00 PM**

7. 2010.0182TU (E. LOVEJOY: (415) 575-9026)  
STANDARDS FOR BIRD-SAFE BUILDINGS - The Planning Commission will consider two items: 1) a draft policy document titled "Standards for Bird-Safe Buildings" and 2) a proposed Ordinance that would amend the Planning Code to implement the proposed policy document. The actions are intended to a) reduce building-related hazards for San Francisco's resident and migrant bird species; b) establish consistent building standards for creating bird-safe buildings; and c) provide certain exemptions from these requirements. The proposed Ordinance would amend the Planning Code to create a new Section, 139 Bird-Safe Building Standards; and would amend other sections, including Section 145.1; and adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.  
Preliminary Recommendation: Approval with modifications of a draft Resolution recommending approval of amendments to the Planning Code and adopting a Commission policy document titled "Standards for Bird-Safe Buildings".  
(Continued from Regular Meeting of May 26, 2011)
8. (T. OJEDA: (415) 558-6251)  
SAN FRANCISCO SOCIO-ECONOMIC PROFILE AND CHANGE SINCE 2000 - Staff will report on data from the Census Bureau, focusing on the 2005-2009 American Community Survey (ACS). The annual ACS replaced the decennial Census "long form" and includes detailed socio-economic statistics such as household composition, income, poverty, educational attainment, occupation, and commute to work. Annual ACS data is aggregated into five-year estimates to replicate Census sampling. The 2005-2009 ACS is the first five-year estimate released and provides the most current socio-economic profile of the country. Changes since the 2000 Census for select demographic and housing characteristics will be presented for San Francisco overall and by supervisorial districts; employment and commute to work will also be discussed. Census 2010 data will be used when available. Preliminary Recommendation: Informational presentation only. No action required
9. (K. CONNER: (415) 575-6914)  
INCLUSIONARY AFFORDABLE HOUSING PROGRAM - Consideration of Inclusionary Affordable Housing Program policy to authorize the Zoning Administrator to administratively allow entitled projects with an affordable housing requirement to modify the method of compliance from on- or off-site rental units to payment of the

<http://commissions.sfplanning.org/cpcpackets/file.pdf> fee and from the Affordable Housing fee to an on-site alternative.

Preliminary Recommendation: Adopt policy

10. 2011.0296C (C. TEAGUE: (415) 575-9081)  
2196 3<sup>RD</sup> STREET (aka 638 19<sup>TH</sup> STREET) - west side at the northern corner of 19<sup>th</sup> Street, Lots 031-051 in Assessor's Block 4044 - **Request for Conditional Use Authorization** to modify the existing project's original motion of approval (No. 16400) to allow the two existing on-site affordable units to convert from rental to ownership units in the UMU (Urban Mixed Use) Zoning District, 68-X Height and Bulk District, and the Life Science and Medical Special Use District.  
Preliminary Recommendation: Approval with Conditions.  
(Continued from Regular Meeting of June 9, 2011)
11. 2011.0639T (A. RODGERS: (415) 558-6395)  
CLEMENT AND GEARY NCD CONTROLS - **The Planning Commission an Ordinance amending the San Francisco Planning Code Sections 263.20, 712.1, 716.1, and 781.4 to:** 1) allow eating and drinking uses as principally permitted uses in the Inner Clement and Outer Clement Neighborhood Commercial Districts if the total street frontage dedicated to such uses does not exceed 30% and as conditionally permitted uses if the total street frontage dedicated to such uses exceeds 30%; 2) remove the prohibition on large fast-food restaurants and prohibit formula retail pet supply stores and formula retail eating and drinking establishments in the Geary Boulevard Fast-Food Subdistrict; 3) make video stores a principally permitted use on the ground floor in the NC-3 and the Inner Clement and Outer Clement Neighborhood Commercial Districts; 4) permit a height increase of five feet to permit tall ground-floor ceiling heights in the 40-X and 50-X Height and Bulk Districts in the NC-3 Zoning District along Geary Boulevard from Scott Street to 28th Avenue; and 5) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
Preliminary Recommendation: Pending.
12. 2011.0399C (K. GUY: (415) 558-6163)  
401 GROVE STREET - southwest corner at Gough Street, Lot 036 of Assessor's Block 0808 - **Request for Conditional Use Authorization** to allow development on a lot exceeding 10,000 square feet, and to approve a Planned Unit Development, with specific modifications of Planning Code regulations regarding rear yard, dwelling unit exposure, bay window dimensions, and height measurement, within the Hayes-Gough Neighborhood Commercial Transit District and the 40-50-X Height and Bulk District. The proposal is to demolish an existing surface parking lot and construct a new five-story mixed-use building containing approximately 63 dwelling units, 5,000 square feet of ground floor commercial uses, and 37 off-street parking spaces within an underground garage. In 2008, a Conditional Use Authorization and Planned Unit Development were approved for the property for the construction of a new building containing 61 dwelling units, 10,000 square feet of ground floor commercial uses, and 39 off-street parking spaces. The project to be considered on June 23, 2011 includes a modified program of uses and a revised design.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of June 23, 2011)
13. 2011.0298X (B. FU: (415) 558-6613)  
399 FREMONT STREET - northeast corner of Harrison and Fremont Streets, Lot 002 in Assessor's Block 3747 - **Request under Planning Code Sections 309.1, 825 and 827** to allow a time extension for a previously approved project within the RH DTR (Rincon Hill Downtown Residential Mixed Use) District with a 85/400-R Height and Bulk

Designation. The approved proposal was to construct a new residential project in a 400-foot building that would consist of approximately 452 dwelling units, up to 238 off-street parking spaces, and for the granting of exceptions to allow greater than one parking space for every two dwelling units under Planning Code Sections 151.1(d) and 309.1(b)(1)(b), for reduction of the dwelling unit exposure requirements under Planning Code Sections 140 and 309.1(b)(1)(d), and to provide exceptions to the separation of towers requirement under Planning Code Sections 270(e) and 309.1(b)(1)(a).  
Preliminary Recommendation: Approval with Conditions

14. 2008.1395X (K. DURANDET: (415) 575-6816)  
1501 15<sup>TH</sup> STREET - southwest corner of South Van Ness Avenue and 15<sup>th</sup> Street, Lot 054 of Assessor's Block 3553 - **Request for Large Project Authorization** and exceptions pursuant to Planning Code Sections 134 and 329. The subject property is in the UMU (Urban Mixed Use) Zoning District, and a 58-X Height and Bulk District. The proposed project would replace a vacant lot (formerly a gas station) with a 58 foot high, five-story, 66,043 square foot, mixed-use building consisting of 40 residential units (16 one-bedroom, 24 two-bedroom) and approximately 9,681 square feet of ground-floor commercial use. The building would provide 39 off-street parking spaces at the basement level with access to the underground parking garage on 15<sup>th</sup> Street. The project would provide approximately 3,187 square feet of common outdoor space and 2,917 square feet of private open space with an exception for rear yard requirement pursuant to Planning Code Section 134.  
Preliminary Recommendation: Approval with Conditions

#### D. COMMISSIONERS' QUESTIONS AND MATTERS

15. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### E. DIRECTOR'S REPORT

16. Director's Announcements
17. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

#### F. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

#### G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the

item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

\*\*\* Notice of PROPOSED Future Agenda Items \*\*\*

**CPC RULES AND REGULATIONS**

July 28, 2011

- Proposed Adoption of Amendments (proposed by the Commission)

**NOTE:** Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items. ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.

3F  
C55  
#14  
7/21/11

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, July 21, 2011

12:00 PM

Regular Meeting

GOVERNMENT  
DOCUMENTS DEPT

JUL 19 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-8142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [solf@sfgov.org](mailto:solf@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.



12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CLOSED SESSION:**

1. Public Comments on Matters to be discussed in Closed Session.
2. Consider Adoption of Motion on Whether to Assert the Attorney-Client Privilege Regarding the Matters Listed Below as Conference With Legal Counsel. (San Francisco Administrative Code Section 67.10(d).)

**THE PLANNING COMMISSION WILL GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING:**

3. Conference with Legal Counsel - Pursuant to California Government Code Section 54956.9(a) and San Francisco Administrative Code Section 67.10(d) to discuss pending litigation and consideration of pursuing settlement in Metro Fuel LLC v. City and County of San Francisco et al., United States District Court Case No. C07-6067 PJH, which was filed November 30, 2007; Metro Fuel also filed a notice of appeal on April 19, 2011, which is pending before the United States Ninth Circuit Court of Appeals, Case No. 11-15966; and to discuss potential litigation against Metro Fuel LLC, with the City as plaintiff pursuant to California Government Code Section 54956.9(c) and San Francisco Administrative Code Section 67.10(d). (Kate Stacy and Tom Lakritz)

**FOLLOWING THE CLOSED SESSION, THE PLANNING COMMISSION WILL RECONVENE IN OPEN SESSION.**

4. The Planning Commission will make an announcement following Closed Session and will consider a motion regarding whether to disclose the discussions during Closed Session.

**B. COMMISSIONERS' QUESTIONS AND MATTERS**

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Consideration of Adoption:
  - Draft Minutes of Regular Meeting of July 7, 2011
6. Commission Comments/Questions
  - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**C. DIRECTOR'S REPORT**

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**D. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**E. REGULAR CALENDAR**

9. (J. RAHAM: (415) 558-6411)  
PLANNING COMMISSION RESPONSE TO GRAND JURY REPORT ON PARKMERCED - The San Francisco Civil Grand Jury issued a report on May 17, 2011 regarding the Parkmerced project containing a number of findings and recommendations. The Planning Commission is required to respond within 60 days to each finding and recommendation. In coordination with the Office of Workforce and Economic Development and the City Attorney's office, staff has drafted a response letter for the Commission's review.  
Preliminary Recommendation: Approve the draft response letter to the Grand Jury
10. 2011.0559TZ (S. WERTHEIM: (415) 558-6612)  
DEPARTMENT-SPONSORED PLANNING CODE, ADMINISTRATIVE CODE, AND ZONING MAP AMENDMENTS RELATED TO EASTERN NEIGHBORHOODS - The Planning Commission will consider a Resolution to approve amendments to the Planning Code, Administrative Code, and Zoning Map. The amendments are intended to a) improve the City's ability to implement the goals, objectives, and policies of the Eastern Neighborhoods Plan, b) make technical corrections to the Code, c) update land use tables in the Eastern Neighborhoods, d) clarify language for affordable housing tiers and the use of historic buildings in the UMU District, e) clarify permitted modifications for Large Project Authorizations in the Eastern Neighborhoods. Planning Code sections proposed for amendment include Sections 102.5, 121.8, 134, 135, 140, 145.1, 145.5, 151.1, 157.1, 175.8, 207.1, 218, 227, 231A, 249.36, 249.37, 249.38, 329, 352, 401, 411.3, 419.2, 419.5, 423.5, 607.2, 726, 734.1, 735.1, 736.1, 781.5, 803.3, 803.8, 803.9, 814.31, 814.49, 840, 841, 842, 843, 890.49, and 890.54.  
Preliminary Recommendation: Approval of proposed Ordinance to the Board of Supervisors.
- 11a. 2010.0501D (G. CABREROS: (415) 558-6169)  
3020 LAGUNA STREET - east side between Greenwich Street and Harris Place; Lot 029 in Assessor's Block 0519 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2010.09.27.1660, proposing to demolish a two-story, single-family residence within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
- 11b. 2011.0541D (G. CABREROS: (415) 558-6169)  
3020 LAGUNA STREET - east side between Greenwich Street and Harris Place; Lot 029 in Assessor's Block 0519 - **Mandatory Discretionary Review**, pursuant to Planning

Code Section 317(d), of Building Permit Application No. 2010.09.27.1661, proposing to construct a new four-story, two-unit residential building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and approve

- 11c. 2011.0541V (G. CABREROS: (415) 558-6169)  
3020 LAGUNA STREET - east side between Greenwich Street and Harris Place; Lot 029 in Assessor's Block 0519 - **Request for variances** from the front setback, rear yard and dwelling unit exposure requirements, pursuant to Planning Code Sections 130, 134, 140 and 305, to allow new construction of a four-story, two-unit residential building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
12. 2008.1342D (S. LAI: (415) 575-9087)  
197 LAIDLEY STREET - northeast corner of Laidley and Fairmount Streets; Lot 012 in Assessor's Block 6664 - **Request for Discretionary Review** of Building Permit Application No. 2008.12.11.8300, proposing to raise the height of the existing single-family home by 4 feet, 6 inches, to eliminate one off-street parking space and to construct a new roof deck at the rear. This project necessitates a front-setback variance, which was heard on March 23, 2011, and will be continued to a future hearing. The property is located in a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve

## 3:00 P.M.

13. 2007.0030E (N. TURRELL: (415) 575-9047)  
8 WASHINGTON STREET - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13. - **Public Hearing on the Draft Environmental Impact Report**. The proposed project would include demolition of the existing health club facility, and the existing surface parking lot on Seawall Lot 351, and construction of two residential buildings south of the Jackson Street alignment that would contain approximately 165 residential units and range in height from 4 to 12 stories. The residential buildings, underground parking for up to 420 parking spaces, retail and restaurant use, fitness center, common areas and service/core space would encompass approximately 575,000 gross square feet of space. The project site is in the RC-4 (Residential/Commercial Combined: High Density) use district and the 84-E height and bulk district.  
**NOTE: Written comments will be accepted at the Planning Department until 5:00 p.m. on August 15, 2011.**  
Preliminary Recommendation: No Action Required

### F. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

\*\*\* Notice of PROPOSED Future Agenda Items \*\*\*

**CPC RULES AND REGULATIONS**

August 4, 2011

- Proposed Adoption of Amendments (proposed by the Commission)

**NOTE:** Hearing dates listed above may be tentative. This notice is not final public notification, but is intended to inform interested parties about up-coming items. ALWAYS VERIFY THAT ANY ITEM OF INTEREST IS SCHEDULED FOR A HEARING ON THE FINAL PUBLISHED CALENDAR FOR THAT DATE.

7/28/11

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, July 28, 2011**  
**12:00 PM**  
**Regular Meeting**

GOVERNMENT  
DOCUMENTS DEPT

JUL 22 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [soff@sfgov.org](mailto:soff@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.



12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. (L. AVERY: (415) 558-6407)  
AMENDMENTS TO COMMISSION'S RULES AND REGULATIONS  
Preliminary Recommendation: Pending  
**(Proposed for Continuance to August 4, 2011)**
2. 2011.0532T (A. STARR: (415) 558-6362)  
USES, SIGNS, BUILDING FEATURES, FLOOR AREA RATIO, PARKING, AND COMPLIANCE IN SPECIFIED USE DISTRICTS - The Commission will consider a proposed Ordinance [BF 110548] amending the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3 and 607.4 and amending various other Code sections to as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would (1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; (2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking under specified circumstances; (5) amend the restrictions on off-street parking rates and extend them to additional zoning districts, (6) revise sign, awning, canopy and marquee controls in specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R districts; (8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront Special Use Districts; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for historic buildings; and (11) modify conformity requirements in various use districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
Preliminary Recommendation: Approval of Proposed Ordinance with Modifications to Board of Supervisors.  
**(Proposed for Continuance to September 8, 2011)**
3. 2011.0533Z (A. STARR: (415) 558-6362)  
ZONING MAP AMENDMENTS – WASHINGTON-BROADWAY SPECIAL USE DISTRICT 1; WATERFRONT SPECIAL USE DISTRICT 2 AND 3; SPECIAL DISTRICTS FOR SIGN ILLUMINATION; AND SPECIAL DISTRICTS FOR SCENIC STREETS - The Commission will consider a proposed Ordinance [BF 110547] introduced by Supervisor Chiu concerning Sheets SU01, SS01 and SS02 of the San Francisco Zoning Map as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would amend the San Francisco Planning Code by 1) adding blocks and lots to the

Washington-Broadway Special Use District 1; 2) adding blocks to the Waterfront Special Use District 2; 3) deleting blocks and add lots to the Waterfront Special Use District 3; 4) making the boundaries of the Special District for Sign Illumination on Broadway co-extensive with the Broadway Neighborhood Commercial District; 5) deleting the Van Ness Special District for Sign Illumination; and 6) adding The Embarcadero from Taylor Street to Second Street to the Special District for Scenic Streets; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Preliminary Recommendation: Approval of Proposed Ordinance with Modifications to Board of Supervisors.

**(Proposed for Continuance to September 8, 2011)**

4. 2011.0051C (M. WOODS: (415) 558-6315)  
**2429 CALIFORNIA STREET** - south side between Fillmore and Steiner Streets; Lot 001F in Assessor's Block 0654 - **Request for Conditional Use Authorization** to allow a "financial service" use (d.b.a. "Chase Bank") and a use size greater than 2,500 square feet pursuant to Sections 121.2, 303(c), 718.21 and 718.49 of the Planning Code, in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Pending  
(Continued from Regular Meeting of May 26, 2011)  
**(Proposed for Continuance to October 13, 2011)**

#### B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2011.0226C (S. YOUNG: (415) 558-6346)  
**1336 9<sup>TH</sup> AVENUE** - east side between Irving and Judah Streets; Lot 035 in Assessor's Block 1763 - **Request for Conditional Use Authorization** under Sections 303 and 730.42 of the Planning Code to allow the change of use of an existing large fast food restaurant (d.b.a. Craw Station) to a full-service restaurant (continuing to d.b.a. Craw Station) on the ground floor of a two-story mixed-use building within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

7. Director's Announcements

8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
9. 2011.0661I (R. CRAWFORD: (415) 558-6358)  
135 MAIN STREET - east side of Main Street between Mission and Howard Streets; Lot 012 of Assessor's Block 3717 - **Report on Samuel Merritt University's Abbreviated Institutional Master Plan**, pursuant to Planning Code Section 304.5. Samuel Merritt University's Abbreviated IMP contains information on the nature and history of the institution, the location, and use of affiliated buildings, and development plans within the C-3-O Downtown Office District and 311-S Height and Bulk Districts. The IMP is available for viewing on the Planning Department's website (from [www.sfplanning.org](http://www.sfplanning.org) click "Publications & Reports" and then "Institutional Master Plans").  
Recommended Action: Informational presentation, no action requested.
10. (A. STARR: (415) 558-6362)  
**INFORMATIONAL ITEM ON FORMULA RETAIL** - The Commission has requested a history of the City's planning and land use controls for Formula Retail. Staff will present a summary of that history, the status of the current controls, and information about applications for Conditional Use authorization for Formula Retail uses since 2007.  
Preliminary Recommendation: No Action. Information Only.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

#### F. REGULAR CALENDAR

11. 2011.0656TZ (S. HAYWARD: (415) 558-6372)  
AMENDMENTS TO THE PLANNING CODE SECTIONS 602.10, 607.1, 608, ADDING SECTION 608.16, AND AMENDING SECTIONAL MAP SSD OF THE ZONING MAP: ESTABLISHING THE CITY CENTER SPECIAL SIGN DISTRICT [BOARD FILE NO. 11-0448]. Ordinance introduced by Supervisor Farrell amending Planning Code Sections 602.10 (Definitions), 607.1 (Neighborhood Commercial Districts), 608 (Special Sign Districts), adding Section 608.16 ("City Center Special Sign District"), and amending Sectional Map SSD of the Zoning Map to establish the "City Center Special Sign District" encompassing the real property bounded by Masonic Avenue, Geary Boulevard, Lyon Street, and O'Farrell Street (Assessor's Block 1094, Lot 001), to allow additional projecting signs, freestanding identifying and directional signs and to modify existing controls on business wall signs; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.  
Preliminary Recommendation: Approval with Modifications
12. 2010.0623C (M. WOODS: (415) 558-6315)  
2675 GEARY BOULEVARD - southeast corner at Masonic Avenue (aka the City Center); Lot 001 in Assessor's Block 1094 - **Request for Conditional Use Authorization** to allow a "formula retail use" (d.b.a. Target) and a use size up to 120,000 square feet pursuant to Sections 121.2, 121.6, 303(c), 303(i), 703.4 and 712.21 of the Planning Code, in the NC-3 (Moderate-Scale Neighborhood Commercial) District and the 40-X/80-D Height and Bulk Districts.  
Preliminary Recommendation: Approval with Conditions

13. 2011.0155C (A. STARR: (415) 558-6362)  
5411 GEARY BOULEVARD - south side between 18<sup>th</sup> and 19<sup>th</sup> Avenues; Lot 035 in Assessor's Block 1526 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303(c), 303(i), and 703.4 to allow a "formula retail use" (d.b.a. Unleashed by PETCO) within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.  
Preliminary Recommendation: Disapproval
14. 2010.0951C (S. VELLVE: (415) 558-6263)  
4141 GEARY BOULEVARD - south side between 5<sup>th</sup> and 6<sup>th</sup> Avenues; Lot 003 in Assessor's Block 1539 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.6(b) and 303, to allow Verizon Wireless to locate up to nine (9) WTS panel antennas on an existing penthouse located along the 6<sup>th</sup> Avenue frontage of the five-story building (Kaiser Hospital), and related equipment to be located on the roof, within a portion of the lot zoned RM-1 (Mixed, Low-Density) District and 80-E Height and Bulk District. The northern portion of the lot fronting Geary Boulevard is zoned NC-2 (Small Scale Neighborhood Commercial District).  
Preliminary Recommendation: Approval with Conditions
15. 2010.0987C (S. VELLVE: (415) 558-6263)  
2055 LOMBARD STREET - south side between Fillmore and Webster Streets; Lot 009 in Assessor's Block 0509 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 234.2(a) and 303, to allow AT&T Mobility to locate up to nine (9) WTS panel antennas and related equipment on an existing elevator penthouse located on the top floor of the four-story building containing ground-floor commercial space and commercial parking, within a P (Public) District and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of May 26, 2011)
16. 2011.0294C (E. JACKSON: (415) 558-6362)  
199 LELAND AVENUE - corner of Leland Avenue and Rutland Street, Lot 016 of Assessor's Block 6251 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 711.83, 303, and 790.80 to install a wireless telecommunications facility consisting nine new panel antennas on the rooftop and two new equipment cabinets in the garage of an existing single-story commercial building as part of AT&T's wireless telecommunications network within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 5 (Preferred Location - Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.  
Preliminary Recommendation: Approval with Conditions
16. 2011.0038C (E. JACKSON: (415) 558-6362)  
888 INNES AVENUE - northeast side between Griffith Street and Arellious Walker Drive, Lot 014 of Assessor's Block 4645 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 711.83, 303, and 790.80 to install a wireless telecommunications facility consisting of 3 new panel antennas and 2 new equipment cabinets on the rooftop of an existing single-story commercial building which is approximately 20 feet tall. The project site is within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is part of a wireless transmission network operated by MetroPCS on a Location Preference 4 (Preferred Location - Industrial or Commercial Structures) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.  
Preliminary Recommendation: Approval with Conditions

- 17a. 2003.0527XE (B. FU: (415) 558-6613)  
1000 16<sup>TH</sup> STREET - east side between Hubbell and 7<sup>th</sup> Streets, Lots 001 and 002 in Assessor's Block 3833, and Lot 001 in Assessor's Block 3834 - **Consideration of Adoption of CEQA Findings** regarding the proposed construction of two new five-story, 68-foot buildings consisting of up to 468 dwelling units over ground floor retail, industrial spaces, and parking for up to 306 spaces.  
Preliminary Recommendation: Approve the Draft Motion Adopting the CEQA Findings.
- 17b. 2003.0527XE (B. FU: (415) 558-6613)  
1000 16<sup>TH</sup> STREET - east side between Hubbell and 7<sup>th</sup> Streets, Lots 001 and 002 in Assessor's Block 3833, and Lot 001 in Assessor's Block 3834 - **Request under Planning Code Section 329** for Large Project Authorization and exceptions for rear yard, dwelling unit exposure, off-street loading, horizontal mass reduction and ground floor active uses for the proposed construction of two new five-story, 68-foot buildings consisting of up to 468 dwelling units over ground floor retail, industrial spaces, and parking for up to 306 spaces. The subject property is located within the UMU (Urban Mixed Use) District with a 68-X Height and Bulk Designation.  
Preliminary Recommendation: Approval with Conditions.
- 18a. 2010.0959CV (D. SANCHEZ: (415) 575-9082)  
147 SOUTH PARK AVENUE - south side between 3<sup>rd</sup> Street and Jack London Place, Lot 031 in Assessor's Block 3775 - **Request for Conditional Use Authorization** under Planning Code Sections 814.13 and 303 to demolish an existing single family dwelling and construct as the replacement structure a four-story, two-unit multifamily dwelling with a ground floor commercial use identified as an eating establishment. The proposal is within the South Park Zoning District with a 40-X Height and Bulk designation.  
Preliminary Recommendation: Approval with Conditions
- 18b. 2010.0959CV (D. SANCHEZ: (415) 575-9082)  
147 SOUTH PARK AVENUE - south side between 3<sup>rd</sup> Street and Jack London Place, Lot 031 in Assessor's Block 3775 - **Request for Variance** under Planning Code Sections 145.1 and 306 to provide a parking entrance of 16 feet, in excess of 1/3 of the lot width, at the rear of the lot as part of the four-story, two-unit multifamily replacement structure. The proposal is within the South Park Zoning District with a 40-X Height and Bulk designation.
- 19a. 2009.0683D (S. HAYWARD: (415) 558-6372)  
309-311 EUREKA STREET - east side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 035 in Assessor's Block 2750 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2009.05.04.7631, proposing to demolish a two-family building and Building Permit Application No. 2009.05.04.7636 proposing to construct a new three-story-over-garage, two-unit building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. A **separate request for Discretionary Review** has also been filed by a member of the public against the replacement project.  
Preliminary Recommendation: Do not take Discretionary Review and approve the demolition.  
(Continued from Regular Meeting of May 19, 2011)  
**NOTE: On May 19, 2011, following public testimony the Commission continued the matter to July 28, 2011, by a vote of (+6 -0), Miguel voted no. Public Hearing remains open.**
- 19b. 2009.0685D (S. HAYWARD: (415) 558-6372)  
309-311 EUREKA STREET - east side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 035 in Assessor's Block 2750 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Building Permit Application No. 2009.05.04.7631, proposing to



demolish a two-family building and Building Permit Application No. 2009.05.04.7636 proposing to construct a new three-story-over-garage, two-unit building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. A **separate request for Discretionary Review** has also been filed by a member of the public against the replacement project.

Preliminary Recommendation: Do not take Discretionary Review and approve the new construction, as proposed.

(Continued from Regular Meeting of May 19, 2011)

**NOTE: On May 19, 2011, following public testimony the Commission continued the matter to July 28, 2011, by a vote of (+6 -0), Miguel voted no. Public Hearing remains open.**

- 19c. 2010.0577DD (S. HAYWARD: (415) 558-6372)  
309-311 EUREKA STREET - east side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 035 in Assessor's Block 2750 - **Publicly Filed Discretionary Review**, of Building Permit Application 2009.05.04.7636 proposing to construct a new three-story-over-garage, two-unit building within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve the new construction, as proposed  
(Continued from Regular Meeting of May 19, 2011)  
**NOTE: On May 19, 2011, following public testimony the Commission continued the matter to July 28, 2011, by a vote of (+6 -0), Miguel voted no. Public Hearing remains open.**

20. 2000.618E (D. DWYER: (415) 575-9031)  
**801 BRANNAN AND ONE HENRY ADAMS STREETS PROJECT** - The proposed project has two sites: one on the south side of Brannan Street between 7<sup>th</sup> and 8<sup>th</sup> Streets [Block 3783, Lot 001] and one on the east side of Henry Adams Street between Division and Alameda Streets [Block 3911, Lot 001] - **Public Hearing on the Draft Environmental Impact Report**. The proposed project would include demolition of the existing Concourse Exhibition Hall on the 801 Brannan site and demolition of the three existing commercial/industrial buildings on the One Henry Adams site, and would include new construction of three mixed-use residential and retail buildings on the 801 Brannan site as well as two mixed-use residential and retail buildings at the One Henry Adams site. All buildings would be 68-feet-tall (six stories). The easternmost portion of the 801 Brannan site would be dedicated to the City in partial fulfillment of the project's Inclusionary Affordable Housing requirement. Up to 150 units of affordable housing would be constructed on that portion of the 801 Brannan site under the direction of the Mayor's Office of Housing (MOH). There are two project variants proposed for development at the 801 Brannan site. Under the two variants development at the One Henry Adams site would be the same as the project and there would be no land dedication at the 801 Brannan site. Variant 1 would include new construction of two mixed-use residential and retail buildings on the 801 Brannan site. Variant 2 would include new construction of three mixed-use residential and retail buildings on the 801 Brannan site. Total development would include up to 1,187,943 gross square feet, with up to 824 residential units, 54,598 square feet of retail space, and 866 parking spaces. Under the project or either variant, the 801 Brannan site also would include creation of a two-way, publicly accessible Brannan Alley which would connect Seventh and Eighth Streets and which would provide access to the proposed project's parking garages. The project sites are located in the UMU (Urban Mixed Use) Zoning District and 68-X height and bulk district. The proposed project is seeking exceptions for rear yard, street frontage and mass reduction pursuant to Planning Code Section 329, Large Project Authorization within the Eastern Neighborhoods. In addition, Conditional Use authorization is required for 71 parking spaces at the One Henry Adams site.



**NOTE: Written comments will be accepted at the Planning Department until 5:00 p.m. on Monday, August 8, 2011.**

Preliminary Recommendation: No Action Required

**G. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
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Adjournment:



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#14  
8/4/11

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, August 4, 2011

12:00 PM

Regular Meeting

GOVERNMENT  
DOCUMENTS DEPT

JUL 29 2011

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Ford; Keith M. Moore  
Hisashi Sugaya

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Commission Secretary: Linda D. Avery

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or as a recorded message at (415) 558-6422.

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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12:00 PM \_\_\_\_\_  
ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0101C (D. SÁNCHEZ: (415) 575-9082)  
**405 VALENCIA STREET** - southeast corner of 15<sup>th</sup> Street, Lot 029 in Assessor's Block 3554 - **Request for Conditional Use Authorization** under Planning Code Sections 726.83 and 303 to install a wireless transmission facility consisting of three panel antennas on an existing mixed use building with a preference location number 2 (preferred location) within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Proposed for Continuance to September 15, 2011)
2. 2010.0094X (B. FU: (415) 558-6613)  
**740 ILLINOIS & 2121 3<sup>RD</sup> STREETS** - through lot bounded by 3<sup>rd</sup>, Illinois, 18<sup>th</sup> and 19<sup>th</sup> Streets, Lots 002 and 006 in Assessor's Block 4045 - **Request under Planning Code Section 329 for Large Project Authorization** and exceptions for rear yard, dwelling unit exposure and ground floor active uses for the proposed construction of a six-story, 104-unit residential building with off-street parking for up to 78 spaces. The subject property is located within the UMU (Urban Mixed Use) District with a 68-X Height and Bulk Designation.  
(Proposed for Continuance to September 15, 2011)
3. 2011.0172T (A. STARR: (415) 558-6362)  
**Proposed Changes to Restaurant, Video Stores, and Related Land Use Controls.** The Commission will consider an Ordinance introduced by Supervisor Mirkarimi concerning self-service restaurants, retail coffee stores, and video stores as well as additional recommendations by Planning staff to consolidate existing restaurant definitions and controls. Specifically, the proposed Ordinance would amend the San Francisco Planning Code by amending Sections 710, 730, 733A, 733A.1, 790.90, 790.91, and 790.102 of the Planning Code to: (1) increase the maximum use size for Small Self-Service Restaurants in Neighborhood Commercial Districts to that of the non-residential use size limit for the district and eliminate the limit on the number of seats; (2) increase the minimum size for Large Self-Service Restaurants in Neighborhood Commercial Districts to that of the non-residential use size limit for the district; (3) principally permit Small Self-Service Restaurants and Video Stores in Neighborhood Commercial Cluster (NC-1) and Neighborhood Commercial Transit Cluster (NCT-1) Districts; (4) conditionally permit Large Self-Service Restaurants in the Inner Sunset Neighborhood Commercial District; (5) require that mechanical noise and vibration from Self-Service Restaurants be confined to the premises; and (6) remove the prohibition of on-site food preparation and cooking and reheating equipment in Retail Coffee Stores; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
Preliminary Recommendation: Adoption  
(Continued from Regular Meeting of May 26, 2011)  
(Proposed for Continuance to October 6, 2011)

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

4. 2011.0026C (R. CRAWFORD: (415) 558-6358)  
2238 POLK STREET - east side between Green and Vallejo Streets; Lot 015 in Assessor's Block 0549 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 121.2, 723.21 and 723.42 to develop a full service restaurant exceeding 1,999 square feet in area. The proposal would develop a 2,190 square foot full service restaurant, (d.b.a. Gioia Pizzeria) in vacant commercial spaces formerly occupied by a hair salon and a health food store at 2238 Polk Street within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
5. 2011.0543C (C. LAMORENA: (415) 575-9085)  
1244 9<sup>th</sup> AVENUE - east side between Lincoln Way and Irving Street; Lot 028 in Assessor's Block 1742 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 730.51, to convert vacant commercial space previously occupied by an insurance office (d.b.a. Stewart Title Guaranty Company) into a medical service use as a pediatric dental and orthodontic office (d.b.a. Park Smile Children's Dentistry and Orthodontics) on the ground floor of a two-story mixed-use building within the Inner Sunset Neighborhood Commercial Zoning District and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
6. 2011.0513C (C. LAMORENA: (415) 575-9085)  
3150 GEARY BOULEVARD - northeast corner of Geary Boulevard and Spruce Street; Lot 067 in Assessor's Block 1066 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 703.3, to establish a formula retail use (a flooring store d.b.a. Lumber Liquidators) in a vacant commercial space of approximately 1,800 square feet on the ground floor of a four-story mixed-use building within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
7. 2011.0253C (D. SÁNCHEZ: (415) 575-9082)  
555 MINNA STREET - south side between Russ and 7<sup>th</sup> Streets, Lot 092 in Assessor's Block 3726 - **Request for Conditional Use Authorization** under Planning Code Sections 813.21 and 303 to demolish an existing 2,000 square foot vacant building and establish a Social Service Use (d.b.a. South of Market Health Center) within the one story replacement structure within the Residential Enclave District and a 45-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
8. 2010.0978C (D. SÁNCHEZ: (415) 575-9082)  
804 BRYANT STREET - northwest corner of 6<sup>th</sup> and Bryant Streets, Lot 011 in Assessor's Block 3759 - **Request for Conditional Use Authorization** under Planning Code Sections 817.73 and 303 to install a wireless transmission facility consisting of nine panel antennas on an existing commercial building with a preference location number 4 (preferred location) within the Service/Light Industrial District and a 30-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions



- 9a. 2011.0325CV (B. FU: (415) 558-6613)  
144 KING STREET - north side between 2<sup>nd</sup> and 3<sup>rd</sup> Streets, Lot 024 in Assessor's Block 3794 - **Request under Planning Code Sections 303 and 216(b)(i) for authorization to extend approval for a proposed project for three additional years.** The project, approved under Motion No. 17094, is demolition of an existing one-story warehouse building and construction of an 11-story, 130-room hotel with no off-street parking. The proposed extension would be to September 8, 2014. The property is located within an MUO (Mixed Used - Office) Zoning District (former M-2 Zoning District) and a 105-F Height and Bulk District. No other changes to the project are proposed at this time.  
Preliminary Recommendation: Approval with Conditions
- 9b. 2011.0325CV (B. FU: (415) 558-6613)  
144 KING STREET - north side between 2<sup>nd</sup> and 3<sup>rd</sup> Streets, Lot 024 in Assessor's Block 3794 - **Request for time extension of Variances previously granted for floor area ratio and bay projection under Planning Code Sections 124 and 136(c)(2).** The project, approved under Motion No. 17094, is demolition of an existing one-story warehouse building and construction of an 11-story, approximately 130-room hotel with no off-street parking. The property is located within an MUO (Mixed Used - Office) Zoning District (former M-2 Zoning District) and a 105-F Height and Bulk District. No other changes to the project are proposed at this time.
10. 2011.0394C (C. TEAGUE: (415) 575-9081)  
2966 MISSION STREET - west side between 25th and 26th Streets, Lot 006 in Assessor's Block 6529 - **Request for Conditional Use Authorization** to allow a "Small Self-Service" restaurant (d.b.a. Hot Press SF, Inc) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, 45-X/65-B Height and Bulk District, and the Mission Alcoholic Beverage Special Use District.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

11. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

12. Director's Announcements
13. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. REGULAR CALENDAR**

14. 2011.0450C (S. VELLVE: (415) 558-6263)  
55 LAGUNA STREET (AKA 218-220 BUCHANAN STREET) - most of the blocks bound by Laguna, Haight, Buchanan and Hermann Streets, Lots 1, 2 and portion of Lot 3 in Assessor's Block 0870 and Lots 1 and 1A in Assessor's Block 0857 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 303 to modify Conditions 20, 21 and 29 of Motion No. 17537 (Case No. 2004.0773C) to allow a mix of on-site affordable below-market-rate dwelling units and payment of an affordable housing fee to satisfy the requirements of Planning Code Section 415 for this mixed use project that was approved by the Planning Commission in 2008, within RM-3 (Residential, Mixed, Medium Density) and NC-3 (Neighborhood Commercial, Moderate Scale) Zoning Districts, the Laguna, Haight, Buchanan and Hermann Streets Special Use District, and 40-X, 50-X and 85-X Height and Bulk Districts. The requested modifications to Motion No. 17537 would not alter the overall number of market rate or affordable senior dwelling units to be provided in the development nor would the modifications affect any physical aspects of the development.  
Preliminary Recommendation: Approval with Conditions
15. (J. RAHAIM; (415) 558-6411)  
PLANNING COMMISSION RESPONSE TO GRAND JURY REPORT ON PARKMERCED - The San Francisco Civil Grand Jury issued a report on May 17, 2011 regarding the Parkmerced project containing a number of findings and recommendations. The Planning Commission is required to respond within 60 days to each finding and recommendation. In coordination with the Office of Workforce and Economic Development and the City Attorney's office, staff has drafted a response letter for the Commission's review.  
Preliminary Recommendation: Approve the draft response letter to the Grand Jury (Continued from Regular Meeting of July 21, 2011)
16. 2007.0558 (J. SWITZKY: (415) 575-6815)  
TRANSIT CENTER DISTRICT PLAN -- INFORMATIONAL UPDATE. The draft Transit Center District Plan was published in November 2009. In anticipation of publication of the Draft Environment Impact Report in early autumn, Planning Department staff will provide for the Commission a brief refresher of the proposals of the draft Plan and an update on related items. The draft Plan is available for public review at: <http://transitcenter.sfplanning.org>.  
Preliminary Recommendation: No Action Required -- Informational Only
17. 2010.0641M (S. EXLINE: (415) 558-6332)  
2011 RECREATION AND OPEN SPACE ELEMENT UPDATE - INFORMATIONAL PRESENTATION The first Draft of the Recreation and Open Space Element was released in May 2009, the Revised Draft of the Recreation and Open Space Element was released on June 8, 2011. This presentation will be the second in a series of three informational presentations on the policies in the Revised Draft of the Recreation and Open Space Element. The Revised Draft of the Element is available for the public to review online at <http://openspace.sfplanning.org>  
Preliminary Recommendation: No Action Required -- Informational Only
18. (L. AVERY: (415) 558-6407)  
AMENDMENTS TO COMMISSION'S RULES AND REGULATIONS  
Preliminary Recommendation: Adoption  
(Continued from Regular Meeting of July 28, 2011)

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GOVERNMENT  
DOCUMENTS

AUG 05 2011

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Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

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The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

**B. COMMISSIONERS' QUESTIONS AND MATTERS**

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

1. Consideration of Adoption:
  - Draft Minutes of Regular Meeting of June 23, 2011
2. Commission Comments/Questions
  - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**C. DIRECTOR'S REPORT**

3. Director's Announcements
4. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**D. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**E. REGULAR CALENDAR**

5. 2011.0656TZ (S. HAYWARD: (415) 558-6372)  
AMENDMENTS TO THE PLANNING CODE SECTIONS 602.10, 607.1, 608, ADDING SECTION 608.16, AND AMENDING SECTIONAL MAP SSD OF THE ZONING MAP ESTABLISHING THE CITY CENTER SPECIAL SIGN DISTRICT [BOARD FILE NO. 11-0448]. Ordinance introduced by Supervisor Farrell amending Planning Code Sections 602.10 (Definitions), 607.1 (Neighborhood Commercial Districts), 608 (Special Sign Districts), adding Section 608.16 ("City Center Special Sign District"), and amending Sectional Map SSD of the Zoning Map to establish the "City Center Special Sign District" encompassing the real property bounded by Masonic Avenue, Geary Boulevard, Lyon Street, and O'Farrell Street (Assessor's Block 1094, Lot 001), to allow additional projecting signs, freestanding identifying and directional signs and to modify existing controls on business wall signs; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.  
Preliminary Recommendation: Approval with Modifications  
(Continued from Regular Meeting of July 28, 2011)
6. 2009.0291E & 2010.0275E (M. JACINTO: (415) 575-9033)  
SAN FRANCISCO MUSEUM OF MODERN ART EXPANSION / FIRESTATION RELOCATION AND HOUSING PROJECT - Public Hearing on the Draft Environmental Impact Report: The proposed projects include the following: 1) on the block bounded by Third, Mission, New Montgomery, and Howard Streets in the Yerba Buena Redevelopment Area, an up-to 200-foot-tall, 235,000-square-foot expansion of the San Francisco Museum of Modern Art at 151 Third Street (Assessor Block 3722, Lot 78), involving demolition of the structure at 670 Howard Street (Assessor Block 3722, Lot 27) and San Francisco Fire Department Station No. 1 and at 676 Howard Street (Assessor Block 3722, Lot 28); and 2) on Folsom Street between Fifth and Fourth Streets in the East SoMa Plan, development of the property at 935 Folsom Street (Assessor Block 3753, Lot 140) with a 3-bay, 2-story replacement fire station fronting Folsom Street and a 13-unit, 45-foot-tall residential building fronting Shipley Street. The existing, vacant 935 Folsom Street industrial building would be demolished.  
Preliminary Recommendation: No Action Required  
**Note: written comments will be accepted at the Planning Department's offices until the close of business on August 25, 2011.**
7. 2010.0493E (J. NAVARRETE: (415) 575-9040)  
THE 34TH AMERICA'S CUP AND JAMES R. HERMAN CRUISE TERMINAL AND NORTHEAST WHARF PLAZA PROJECTS DRAFT ENVIRONMENTAL IMPACT REPORT - Public Hearing on the Draft Environmental Impact Report: The City and County of San Francisco (CCSF) and the America's Cup Event Authority propose to host the 34th America's Cup (AC34) sailing races in San Francisco Bay in 2012 and in 2013. Venues proposed for the AC34 events are piers, water areas, and facilities managed by the Port of San Francisco (Port) including: Piers (Piers 19, 19½, 23, 27-29½, 26, 28, 30-32, and 80), water basins/water areas (Piers 19-23, 23-27, 29-31, 14-22½, 26-28, 28-30, and 32-36), and Seawall Lot 330. Various other venues are proposed for spectator-related activities, some of which are under the jurisdiction of other City, state or federal agencies, including Crissy Field, Marina Green, Fort Mason, Aquatic Park, Alcatraz Island, Fort Baker Pier at Cavallo Point (near Sausalito), SF Civic Center, Union Square, and Justin Herman Plaza. The event venues would include team bases and operations, support space, media operations, hospitality services, commercial space, entertainment and spectator areas, and temporary berthing and mooring facilities for race-related and spectator vessels. The Port proposes the development of Pier 27 as the James R. Herman Cruise Terminal and Northeast Wharf Plaza, which would be phased to allow America's Cup Village uses at Piers 27-29, including an initial phase of the cruise terminal building, for the 2013 AC34. The Cruise Terminal project would involve demolition of the existing Pier 27 shed, a portion of the Pier 29 shed, and Pier 27 Annex

Building, and construction of a 91,200 square foot, two-story cruise terminal building along Pier 27. The Northeast Wharf Plaza would provide a 2½-acre open space at the south end of Pier 27, fronting along The Embarcadero promenade including a multi-use recreational space and ancillary structures for commercial and recreational services.  
Preliminary Recommendation: No Action Required.

***Note: written comments will be accepted at the Planning Department's offices until the close of business on August 25, 2011.***

**F. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



AUG 11 2011

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# NOTICE OF CANCELLATION

## SAN FRANCISCO PLANNING COMMISSION

### Regular Meetings

*Thursdays, August 18<sup>th</sup>, 25<sup>th</sup> &  
September 1<sup>st</sup>, 2011*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, August 18, 25 & September 1, 2011*, have been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, September 8, 2011*.

Linda D. Avery  
Commission Secretary

#### PLANNING COMMISSION ROSTER

PRESIDENT  
VICE-PRESIDENT  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER  
COMMISSIONER

CHRISTINA OLAGUE  
RON MIGUEL  
MICHAEL J. ANTONINI  
GWYNETH BORDEN  
RODNEY FONG  
KATHRIN MOORE  
HISASHI SUGAYA

DIRECTOR OF PLANNING  
COMMISSION SECRETARY

JOHN RAHAIM  
LINDA D. AVERY





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414  
9/8/11

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, September 8, 2011**  
**12:00 PM**  
**Regular Meeting**

08-31-11P04:40 RCV

GOVERNMENT  
DOCUMENTS DEPT

AUG 31 2011

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President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [soff@sfgov.org](mailto:soff@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0233C (B. FU: (415) 558-6613)  
49 JULIAN AVENUE - east side of Julian Avenue between 14<sup>th</sup> and 15<sup>th</sup> Streets, Lot 032 in Assessor's Block 3547 - **Request for Conditional Use Authorization** under Planning Code Sections 215(a), 175.6(e)(1)(c), 151.1 and 303 to allow the demolition of an existing one-story, industrial building and the construction of a new approximately 10,500-square foot, 50-foot tall, five-story residential building containing eight dwelling units and eight ground floor parking spaces utilizing its Eastern Neighborhoods Pipeline status per Planning Code Section 175.6(e) to elect to conform to the controls under the former C-M (Heavy Commercial) Zoning District and the 50-X Height and Bulk District, while conforming to Articles 1, 1.2, 1.5 and 2.5, as amended by the Eastern Neighborhoods Controls, or requesting Conditional Use authorization to seek relief from those amended Articles. The project site is currently in the UMU (Urban Mixed Use) District and a 45-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to November 10, 2011)**
- 2a. 2010.0948XV (R. CRAWFORD: (415) 558-6358)  
527-529 STEVENSON STREET - south side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lot 012 in Assessor's Block 3703 - **Request for Determination of Compliance** pursuant to Planning Code Section 309, with an exception to the requirements for Section 134, Rear Yard. The proposed project would convert a vacant 42,600 square foot, four-story industrial building to mixed-use with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space. This project is located in the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to September 15, 2011)**
- 2b. 2010.0948XV: (R. CRAWFORD: (415) 558-6358)  
527-529 STEVENSON STREET - south side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lot 012 in Assessor's Block 3703 - **Request for a Variance**, pursuant to Planning Code Sections 305 and 140 to allow 40 new residential units that do not face on a public street at least 25 feet in width, a Code compliant rear yard, or Code compliant open space. The proposed project would convert a vacant 42,600 square foot, four-story industrial building to mixed-use with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space. This project is located in the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District.  
**(Proposed for Continuance to September 15, 2011)**
3. 2011.0532T (A. STARR: (415) 558-6362)  
USES, SIGNS, BUILDING FEATURES, FLOOR AREA RATIO, PARKING, AND COMPLIANCE IN SPECIFIED USE DISTRICTS - **The Commission will consider a proposed Ordinance [BF 110548] amending the San Francisco Planning Code by**

repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3 and 607.4 and amending various other Code sections to as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would (1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; (2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking under specified circumstances; (5) amend the restrictions on off-street parking rates and extend them to additional zoning districts; (6) revise sign, awning, canopy and marquee controls in specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R districts; (8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront Special Use Districts; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for historic buildings; and (11) modify conformity requirements in various use districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Preliminary Recommendation: Approval of Proposed Ordinance with Modifications to Board of Supervisors.

(Continued from Regular Meeting of July 28, 2011)

**(Proposed for Continuance to October 20, 2011)**

4. 2011.0533Z (A. STARR: (415) 558-6362)  
ZONING MAP AMENDMENTS – WASHINGTON-BROADWAY SPECIAL USE DISTRICT 1; WATERFRONT SPECIAL USE DISTRICT 2 AND 3; SPECIAL DISTRICTS FOR SIGN ILLUMINATION; AND SPECIAL DISTRICTS FOR SCENIC STREETS - The Commission will consider a proposed Ordinance [BF 110547] introduced by Supervisor Chiu concerning Sheets SU01, SS01 and SS02 of the San Francisco Zoning Map as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would amend the San Francisco Planning Code by 1) adding blocks and lots to the Washington-Broadway Special Use District 1; 2) adding blocks to the Waterfront Special Use District 2; 3) deleting blocks and add lots to the Waterfront Special Use District 3; 4) making the boundaries of the Special District for Sign Illumination on Broadway co-extensive with the Broadway Neighborhood Commercial District; 5) deleting the Van Ness Special District for Sign Illumination; and 6) adding The Embarcadero from Taylor Street to Second Street to the Special District for Scenic Streets; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Preliminary Recommendation: Approval of Proposed Ordinance with Modifications to Board of Supervisors.

(Continued from Regular Meeting of July 28, 2011)

**(Proposed for Continuance to October 20, 2011)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

- 5a. 2011.0117CR (A. HOLLISTER: (415) 575-9078)  
801-833 MISSION STREET - south side of Mission Street between Fourth and Fifth Streets, Lot 067 in Assessor's Block 3724 - **Request for Conditional Use Authorization** under Planning Code Sections 234.2 and 303 for the expansion of an existing wireless telecommunications service facility operated by Verizon. The expansion would add up to six panel antennas on an existing penthouse structure. The facility is proposed on a Location Preference 1 Site (Preferred Location – Public Structure Site) within the P (Public) Zoning District and a 90-X/340-I Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
- 5b. 2010.1017CR (A. HOLLISTER: (415) 575-9078)  
801-833 MISSION STREET - south side of Mission Street between Fourth and Fifth Streets, Lot 067 in Assessor's Block 3724 - **Consideration of a motion making findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1** pursuant to San Francisco Administrative Code Section 2A.53 regarding the expansion of an existing Verizon WTS facility by adding up to six panel antennas mounted to an existing penthouse structure.  
Preliminary Recommendation: Adopt General Plan Consistency Findings
- 6a. 2010.1017CR (A. HOLLISTER: (415) 575-9078)  
801-833 MISSION STREET - south side of Mission Street between Fourth and Fifth Streets, Lot 067 in Assessor's Block 3724 - **Request for Conditional Use Authorization** under Planning Code Sections 234.2 and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would include up to eight panel antennas mounted to an existing penthouse structure and rooftop equipment cabinets. The facility is proposed on a Location Preference 1 Site (Preferred Location – Public Structure Site) within the P (Public) Zoning District and a 90-X/340-I Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
- 6b. 2010.1017CR (A. HOLLISTER: (415) 575-9078)  
801-833 MISSION STREET - south side of Mission Street between Fourth and Fifth Streets, Lot 067 in Assessor's Block 3724 - **Consideration of a motion making findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1** pursuant to San Francisco Administrative Code Section 2A.53 regarding the installation of an AT&T WTS facility consisting of up to eight panel antennas mounted to an existing penthouse structure and rooftop equipment cabinets.  
Preliminary Recommendation: Adopt General Plan Consistency Findings
7. 2010.1084C (A. HOLLISTER: (415) 575-9078)  
730 POLK STREET - southeast corner of Polk and Ellis Streets, Lot 018 in Assessor's Block 0740 - **Request for Conditional Use Authorization** under Planning Code Sections 712.83 and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to nine penthouse-mounted antennas and equipment located in an internal room. The facility is proposed on a Location Preference 4 Site (Preferred Location - Industrial/Commercial Site) within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 130-E Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the

**Commission.** Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Consideration of Adoption:

- Draft Minutes of Regular Meeting of August 4, 2011
- Draft Minutes of Regular Meeting of August 11, 2011

9. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**D. DIRECTOR'S REPORT**

10. Director's Announcements

11. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. REGULAR CALENDAR**

12. 2008.0877ETZM (P. LORD: (415) 558-6311)  
WESTERN SOMA COMMUNITY PLAN - Informational Presentation - Since publication of the Western SoMa Community Plan – Draft for Citizens Review on August 14, 2008, a lot of work has been carried out by members of the Western SoMa Citizens Planning Task Force (the TF), City family and the Planning Department staff. The purpose of this first presentation, in a series of two informational presentations, is to provide the Planning Commission and the public with updates on this planning process well in advance of adoption hearings in 2012.
13. 2009.0342C (K. DURANDET: (415) 575-6816)  
2516 MISSION STREET - west side between 21<sup>st</sup> and 22<sup>nd</sup> Streets; Lot 061 in Assessor's Block 3616 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 736.24, to allow an outdoor activity area accessory to an existing restaurant, bar and other entertainment venue (d.b.a. Medjool) within the Mission Neighborhood Commercial Transit (NCT) District and a 55-X/65-B Height and Bulk District. The outdoor activity area will be located on the roof of the four-story building. Preliminary Recommendation: Approval with Conditions
14. 2011.0082D (A. PUTRA: (415) 575-9079)  
655 ALVARADO STREET - south side between Diamond and Castro Streets; Lot 028C in Assessor's Block 2803 - **Request for Discretionary Review** of Building Permit



Application No. 2009.12.11.3061, proposing to construct a three-story horizontal rear extension that involves adding a rear addition at the existing first floor and basement level, creating a new second basement level (under the proposed basement extension), and constructing a one-story vertical extension to a two-story over basement, single-family dwelling within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and approve

15. 2010.0479D (A. STARR: (415) 558-6362)  
1456 CHESTNUT STREET - north side between Gough and Franklin Streets; Lot 003E in Assessor's Block 0480 - **Staff Initiated Discretionary Review** of Building Permit Application No. 2010.06.16.4608, proposing to construct a new four-story, three-unit building, following the demolition of the existing two-story, one-unit building, within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District. A **Request for Discretionary Review** has also been filed by a member of the public against the proposed project.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Take Discretionary Review and approve with modifications

#### G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

09-09-11 P03:29 PM

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, September 15, 2011**  
**12:00 PM**  
**Regular Meeting**

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President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2010.1136D (S. VELLVE: (415) 558-6263)  
324 HUGO STREET – north side between 4th and 5th Avenues; Lot 009 in Assessor's Block 1746 - **Request for Discretionary Review** of Building Permit Application No. 2006.05.04.0670, proposing to add one dwelling unit and to construct a horizontal addition consisting of a three-story component approximately 12 feet deep and a two-story 12-foot deep component with roof deck, at the rear of the three-story single-family house within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve as revised (Continued from Regular Meeting of June 9, 2011)  
**(Proposed for Continuance to November 3, 2011)**
2. 2011.0464C (C. TEAGUE: (415) 575-9081)  
2904 24<sup>TH</sup> STREET - north side between Alabama and Florida Streets, Lot 014B in Assessor's Block 4207 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 727.42, to allow an approximately 1,440 square foot "Full Service Restaurant" (d.b.a. El Tomate) in the 24<sup>th</sup> Street – Mission NCT (Neighborhood Commercial Transit) Zoning District, 45-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use District.  
Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to September 22, 2011)**
3. 2011.0393C (R. CRAWFORD: (415) 558-6358)  
455 FRANKLIN STREET - southwest corner of Franklin and Fulton Streets; Lot 031 in Assessor's Block 0792 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section Sections 303 and 731.83 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of twelve roof-mounted panel antennas and eight equipment cabinets located on the roof of the building. The facility is proposed on a Location Preference 4 Site (Preferred Location - Industrial/Commercial Site) within the NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Use District and a 65-X Height and Bulk District.  
**(Proposed for Indefinite Continuance)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or

staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

- 4a. 2010.0948XV (R. CRAWFORD: (415) 558-6358)  
527-529 STEVENSON STREET - south side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lot 012 in Assessor's Block 3703 - **Request for Determination of Compliance** pursuant to Planning Code Section 309, with an exception to the requirements for Section 134, Rear Yard. The proposed project would convert a vacant 42,600 square foot, four-story industrial building to mixed-use with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space. This project is located in the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of September 8, 2011)
- 4b. 2010.0948XV (R. CRAWFORD: (415) 558-6358)  
527-529 STEVENSON STREET - south side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lot 012 in Assessor's Block 3703 - **Request for a Variance**, pursuant to Planning Code Sections 305 and 140 to allow 40 new residential units that do not face on a public street at least 25 feet in width, a Code compliant rear yard, or Code compliant open space. The proposed project would convert a vacant 42,600 square foot, four-story industrial building to mixed-use with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space. This project is located in the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District.  
(Continued from Regular Meeting of September 8, 2011)
5. 2011.0238C (S. LAI: (415) 575-9087)  
2390 MARKET STREET - northeast corner of Market and Castro Streets, Lot 015 in Assessor's Block 3562 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 721.83 to establish a new wireless telecommunication services facility at a Limited Preference Location No. 6, by adding nine antennas within the existing clock tower of a retail building, currently occupied by "Pottery Barn," with a maximum height of 38 feet tall and install associated equipment to replace parking, as part of AT&T's wireless telecommunications network within the Upper Market Street NCD (Neighborhood Commercial District) and 65-B Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
6. 2011.0415C (D. SANCHEZ: (415) 575-9082)  
234 9<sup>th</sup> STREET - west side of 9<sup>th</sup> Street between Tehama and Clementina Streets; Lot 004 in Assessor's Block 3518 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 816.73 and 303, to install a wireless transmission facility consisting of 9 panel antennas on an existing 3 story commercial building with a Location Preference 4 (Preferred Location - Industrial or Commercial Structure) as part of the AT&T wireless transmission network within the SLR (Service/Light Industrial/Residential Mixed Use) District and 50-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
7. 2011.0565C (A. STARR: (415) 558-6362)  
2015 FILLMORE STREET - west side between Pine and California Streets; Lot 003 of Assessor's Block 0654 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 718.44, to amend the existing Conditional Use authorization granted in 1984, Motion No. 10119, that prohibits the sale of alcohol in the existing large fast food restaurant (d.b.a. Bun Mee); the current owner proposes to serve beer and wine and has applied for a Type 41 ABC license. The subject property is located within the Upper Fillmore Street NCD (Neighborhood Commercial District) and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions



8. 2011.0574C (A. PUTRA: (415) 575-9079)  
3848 JUDAH STREET - northeast corner of Judah Street and 44<sup>th</sup> Avenue; Lot 027 in Assessor's Block 1798 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 710.44, and 303 to allow a small, self-service restaurant (d.b.a. Mediterranean Food) in a vacant storefront within a NC-1 (Neighborhood Commercial, Cluster) District, and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
9. 2011.0496C (B. BENDIX: (415) 575-9114)  
2962 24<sup>th</sup> STREET - north side, between Harrison and Alabama Streets, Lot 016 in Assessor's Block 4206 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 727.42 to establish a full-service restaurant (d.b.a. Pig and Pie) in a vacant retail storefront within the 24<sup>th</sup> Street – Mission NCT (Neighborhood Commercial Transit) Zoning District, 45-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use District  
Preliminary Recommendation: Approval with Conditions
10. 2011.0292C (A. HOLLISTER: (415) 575-9078)  
845 JACKSON STREET - south side of Jackson Street between Powell and Stockton Streets, Lot 041 in Assessor's Block 0192 - **Request for Conditional Use Authorization** under Planning Code Sections 812.82 and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to nine antennas and equipment located on the rooftop of the subject building. The facility is proposed on a Location Preference 1 Site (Preferred Location – Public Structure Site) within the Chinatown Residential Neighborhood Commercial Zoning District and a 65-N Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

11. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

12. Director's Announcements
13. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
14. 2011.0523I (K. GUY: (415) 558-6163)  
155 5<sup>th</sup> STREET - east side between Mission and Howard Streets; Lots 071 and 073 of Assessor's Block 3724 - **Notification by the Zoning Administrator of filing of an Institutional Master Plan ("IMP") for the University of the Pacific, Arthur A. Dugoni School of Dentistry**. Pursuant to Planning Code Section 304.5, the Planning Commission must hold a public hearing upon receiving a completed IMP. This public hearing is for receipt of public testimony only; receipt of this IMP does not constitute acceptance or approval of any proposed project contained therein.

## Preliminary Recommendation: Informational – No action required

## E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

## F. REGULAR CALENDAR

15. 2011.0005C (A. HOLLISTER: (415) 575-9078)  
300 COLUMBUS AVENUE - southeast corner of Columbus Avenue, Grant Avenue and Broadway, Lot 013 in Assessor's Block 0145 - **Request for Conditional Use Authorization** under Planning Code Sections 714.83 and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to nine rooftop-mounted antennas and associated equipment located in an internal room. The facility is proposed on a Location Preference 6 Site (Limited Preference Site) within the Broadway Neighborhood Commercial Zoning District, the Telegraph Hill-North Beach Residential Special Use District and a 65-A-1 Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
16. 2011.0101C (D. SÁNCHEZ: (415) 575-9082)  
405 VALENCIA STREET - southeast corner of 15<sup>th</sup> Street, Lot 029 in Assessor's Block 3554 - **Request for Conditional Use Authorization** under Planning Code Sections 726.83 and 303 to install a wireless transmission facility consisting of 3 panel antennas on an existing mixed use building with a Location Preference 2 (Preferred Location – Co-Location Site) as part of the T-Mobile wireless transmission network within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of August 4, 2011)
17. 2011.0664C (D. SÁNCHEZ: (415) 575-9082)  
3901 MISSION STREET - southeast corner of Mission Street and College Avenue, Lot 044 in Assessor's Block 5802 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 711.83 and 303 to install a wireless telecommunications facility consisting of 8 new panel antennas and associated equipment on an existing commercial building with a Location Preference 4 (Preferred Location – Industrial or Commercial Structures) as part of the AT&T wireless transmission network within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
18. 2011.0186C (C. TEAGUE: (415) 575-9081)  
550 VALENCIA STREET - west side between 16<sup>th</sup> and 17<sup>th</sup> Streets, Lot 008 in Assessor's Block 3568 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 303, and 726.41, to allow an approximately 3,900 square foot full-service restaurant and bar (d.b.a Mohave) in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, and 55-X Height and Bulk District.  
Preliminary Recommendation: Approval with conditions  
(Continued from Regular Meeting of June 16, 2011)  
**NOTE: On June 16, 2011, this item was removed from Consent Calendar and following public testimony the Commission continued the matter to 9/15/11 to allow outreach. The public hearing remains open**

19. 2010.0094X (B. FU: (415) 558-6613)  
740 ILLINOIS & 2121 3<sup>RD</sup> STREETS - through lot bounded by 3<sup>rd</sup>, Illinois, 18<sup>th</sup> and 19<sup>th</sup>  
Streets, Lots 002 and 006 in Assessor's Block 4045 - **Request under Planning Code  
Section 329 for Large Project Authorization** and exceptions for rear yard, dwelling unit  
exposure and ground floor active uses for the proposed construction of a six-story, 104-  
unit residential building with off-street parking for up to 78 spaces. The subject property  
is located within the UMU (Urban Mixed Use) District with a 68-X Height and Bulk  
Designation.  
(Continued from Regular Meeting of August 4, 2011)

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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



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Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2010.1136D (S. VELLVE: (415) 558-6263)  
**324 HUGO STREET** – north side between 4th and 5th Avenues; Lot 009 in Assessor's Block 1746 - **Request for Discretionary Review** of Building Permit Application No. 2006.05.04.0670, proposing to add one dwelling unit and to construct a horizontal addition consisting of a three-story component approximately 12 feet deep and a two-story 12-foot deep component with roof deck, at the rear of the three-story single-family house within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve as revised (Continued from Regular Meeting of June 9, 2011)  
**(Proposed for Continuance to November 3, 2011)**
2. 2011.0464C (C. TEAGUE: (415) 575-9081)  
**2904 24<sup>TH</sup> STREET** - north side between Alabama and Florida Streets, Lot 014B in Assessor's Block 4207 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 727.42, to allow an approximately 1,440 square foot "Full Service Restaurant" (d.b.a. El Tomate) in the 24<sup>th</sup> Street – Mission NCT (Neighborhood Commercial Transit) Zoning District, 45-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use District.  
Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to September 22, 2011)**
3. 2011.0393C (R. CRAWFORD: (415) 558-6358)  
**455 FRANKLIN STREET** - southwest corner of Franklin and Fulton Streets; Lot 031 in Assessor's Block 0792 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section Sections 303 and 731.83 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of twelve roof-mounted panel antennas and eight equipment cabinets located on the roof of the building. The facility is proposed on a Location Preference 4 Site (Preferred Location - Industrial/Commercial Site) within the NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Use District and a 65-X Height and Bulk District.  
**(Proposed for Indefinite Continuance)**

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or

staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

- 4a. 2010.0948XV (R. CRAWFORD: (415) 558-6358)  
527-529 STEVENSON STREET - south side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lot 012 in Assessor's Block 3703 - **Request for Determination of Compliance** pursuant to Planning Code Section 309, with an exception to the requirements for Section 134, Rear Yard. The proposed project would convert a vacant 42,600 square foot, four-story industrial building to mixed-use with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space. This project is located in the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of September 8, 2011)
- 4b. 2010.0948XV (R. CRAWFORD: (415) 558-6358)  
527-529 STEVENSON STREET - south side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lot 012 in Assessor's Block 3703 - **Request for a Variance**, pursuant to Planning Code Sections 305 and 140 to allow 40 new residential units that do not face on a public street at least 25 feet in width, a Code compliant rear yard, or Code compliant open space. The proposed project would convert a vacant 42,600 square foot, four-story industrial building to mixed-use with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space. This project is located in the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District.  
(Continued from Regular Meeting of September 8, 2011)
5. 2011.0238C (S. LAI: (415) 575-9087)  
2390 MARKET STREET - northeast corner of Market and Castro Streets, Lot 015 in Assessor's Block 3562 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 721.83 to establish a new wireless telecommunication services facility at a Limited Preference Location No. 6, by adding nine antennas within the existing clock tower of a retail building, currently occupied by "Pottery Barn," with a maximum height of 38 feet tall and install associated equipment to replace parking, as part of AT&T's wireless telecommunications network within the Upper Market Street NCD (Neighborhood Commercial District) and 65-B Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
6. 2011.0415C (D. SANCHEZ: (415) 575-9082)  
234 9<sup>th</sup> STREET - west side of 9<sup>th</sup> Street between Tehama and Clementina Streets; Lot 004 in Assessor's Block 3518 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 816.73 and 303, to install a wireless transmission facility consisting of 9 panel antennas on an existing 3 story commercial building with a Location Preference 4 (Preferred Location - Industrial or Commercial Structure) as part of the AT&T wireless transmission network within the SLR (Service/Light Industrial/Residential Mixed Use) District and 50-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
7. 2011.0565C (A. STARR: (415) 558-6362)  
2015 FILLMORE STREET - west side between Pine and California Streets; Lot 003 of Assessor's Block 0654 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 718.44, to amend the existing Conditional Use authorization granted in 1984, Motion No. 10119, that prohibits the sale of alcohol in the existing large fast food restaurant (d.b.a. Bun Mee); the current owner proposes to serve beer and wine and has applied for a Type 41 ABC license. The subject property is located within the Upper Fillmore Street NCD (Neighborhood Commercial District) and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

8. 2011.0574C (A. PUTRA: (415) 575-9079)  
3848 JUDAH STREET - northeast corner of Judah Street and 44<sup>th</sup> Avenue; Lot 027 in Assessor's Block 1798 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 710.44, and 303 to allow a small, self-service restaurant (d.b.a. Mediterranean Food) in a vacant storefront within a NC-1 (Neighborhood Commercial, Cluster) District, and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
9. 2011.0496C (B. BENDIX: (415) 575-9114)  
2962 24<sup>th</sup> STREET - north side, between Harrison and Alabama Streets, Lot 016 in Assessor's Block 4206 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 727.42 to establish a full-service restaurant (d.b.a. Pig and Pie) in a vacant retail storefront within the 24<sup>th</sup> Street – Mission NCT (Neighborhood Commercial Transit) Zoning District, 45-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use District  
Preliminary Recommendation: Approval with Conditions
10. 2011.0292C (A. HOLLISTER: (415) 575-9078)  
845 JACKSON STREET - south side of Jackson Street between Powell and Stockton Streets, Lot 041 in Assessor's Block 0192 - **Request for Conditional Use Authorization** under Planning Code Sections 812.82 and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to nine antennas and equipment located on the rooftop of the subject building. The facility is proposed on a Location Preference 1 Site (Preferred Location – Public Structure Site) within the Chinatown Residential Neighborhood Commercial Zoning District and a 65-N Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

11. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

12. Director's Announcements
13. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.
14. 2011.0523I (K. GUY: (415) 558-6163)  
155 5<sup>th</sup> STREET - east side between Mission and Howard Streets; Lots 071 and 073 of Assessor's Block 3724 - **Notification by the Zoning Administrator of filing of an Institutional Master Plan ("IMP") for the University of the Pacific, Arthur A. Dugoni School of Dentistry**. Pursuant to Planning Code Section 304.5, the Planning Commission must hold a public hearing upon receiving a completed IMP. This public hearing is for receipt of public testimony only; receipt of this IMP does not constitute acceptance or approval of any proposed project contained therein.

## Preliminary Recommendation: Informational – No action required

## E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

## F. REGULAR CALENDAR

15. 2011.0005C (A. HOLLISTER: (415) 575-9078)  
300 COLUMBUS AVENUE - southeast corner of Columbus Avenue, Grant Avenue and Broadway, Lot 013 in Assessor's Block 0145 - **Request for Conditional Use Authorization** under Planning Code Sections 714.83 and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to nine rooftop-mounted antennas and associated equipment located in an internal room. The facility is proposed on a Location Preference 6 Site (Limited Preference Site) within the Broadway Neighborhood Commercial Zoning District, the Telegraph Hill-North Beach Residential Special Use District and a 65-A-1 Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
16. 2011.0101C (D. SÁNCHEZ: (415) 575-9082)  
405 VALENCIA STREET - southeast corner of 15<sup>th</sup> Street, Lot 029 in Assessor's Block 3554 - **Request for Conditional Use Authorization** under Planning Code Sections 726.83 and 303 to install a wireless transmission facility consisting of 3 panel antennas on an existing mixed use building with a Location Preference 2 (Preferred Location – Co-Location Site) as part of the T-Mobile wireless transmission network within the Valencia Street Neighborhood Commercial Transit District and a 55-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of August 4, 2011)
17. 2011.0664C (D. SÁNCHEZ: (415) 575-9082)  
3901 MISSION STREET - southeast corner of Mission Street and College Avenue, Lot 044 in Assessor's Block 5802 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 711.83 and 303 to install a wireless telecommunications facility consisting of 8 new panel antennas and associated equipment on an existing commercial building with a Location Preference 4 (Preferred Location – Industrial or Commercial Structures) as part of the AT&T wireless transmission network within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
18. 2011.0186C (C. TEAGUE: (415) 575-9081)  
550 VALENCIA STREET - west side between 16<sup>th</sup> and 17<sup>th</sup> Streets, Lot 008 in Assessor's Block 3568 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 303, and 726.41, to allow an approximately 3,900 square foot full-service restaurant and bar (d.b.a Mohave) in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, and 55-X Height and Bulk District.  
Preliminary Recommendation: Approval with conditions  
(Continued from Regular Meeting of June 16, 2011)  
**NOTE: On June 16, 2011, this item was removed from Consent Calendar and following public testimony the Commission continued the matter to 9/15/11 to allow outreach. The public hearing remains open**

19. 2010.0094X (B. FU: (415) 558-6613)  
740 ILLINOIS & 2121 3<sup>RD</sup> STREETS - through lot bounded by 3<sup>rd</sup>, Illinois, 18<sup>th</sup> and 19<sup>th</sup>  
Streets, Lots 002 and 006 in Assessor's Block 4045 - **Request under Planning Code  
Section 329 for Large Project Authorization** and exceptions for rear yard, dwelling unit  
exposure and ground floor active uses for the proposed construction of a six-story, 104-  
unit residential building with off-street parking for up to 78 spaces. The subject property  
is located within the UMU (Urban Mixed Use) District with a 68-X Height and Bulk  
Designation.  
(Continued from Regular Meeting of August 4, 2011)

#### G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:





# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, September 22, 2011**  
**12:00 P.M.**

### Regular Meeting

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

#### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15

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days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### **Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings**

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 *Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### **San Francisco Lobbyist Ordinance**

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### **Accessible Meeting Policy**

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [soff@sfgov.org](mailto:soff@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvs/sunshine](http://www.sfgov.org/bdsuprvs/sunshine).

#### **COMMUNICATIONS**

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 P.M. \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2011.0063DV (J. IONIN: (415) 558-6309)  
**135 EL CAMINO DEL MAR** - south side between 25<sup>th</sup> Avenue and the western most entrance to the Presidio; Lot 031 in Assessor's Block 1334 - **Request for Discretionary Review** of Building Permit Application No. 2010.01.07.4358 proposing to legalize horizontal additions built without benefit of permit at the southeastern-most rear portion, along the east side and over the garage at the front of the single-family residence within an RH-1(D) (Residential House, One-Family, Detached), Scenic Special Sign District, and 40-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve  
(Continued from the Regular Meeting on May 19, 2011)  
**NOTE: On May 19, 2011, following public testimony, the Commission continued to matter to September 22, 2011. Public hearing remains open.**  
**(Proposed for Continuance to October 27, 2011)**
- 1b. 2011.0063DV (J. IONIN: (415) 558-6309)  
**135 EL CAMINO DEL MAR** - south side between 25<sup>th</sup> Avenue and the western most entrance to the Presidio; Lot 031 in Assessor's Block 1334 - **Request for Rear Yard and Non-complying Structure Variances** pursuant to Sections 134 and 188 of the Planning Code to legalize additions built without benefit of permit at the southeastern-most rear portion, along the east side and over the garage at the front of the single-family residence. A portion of the horizontal addition at the rear encroaches into the required rear yard within an RH-1(D) (Residential House, One-Family, Detached), Scenic Special Sign District, and 40-X Height and Bulk District.  
(Continued from the Regular Meeting on May 19, 2011)  
**FOLLOWING PUBLIC TESTIMONY, THE ZONING ADMINISTRATOR CONTINUED THE ITEM TO 9/22/2011. PUBLIC HEARING REMAINS OPEN.**  
**(Proposed for Continuance to October 27, 2011)**
2. 2011.0165C (S. YOUNG: (415) 558-6346)  
**2424 POLK STREET** - east side between Filbert and Union Streets; Lot 020 in Assessor's Block 0525 - **Request for Conditional Use Authorization** under Sections 723.21, 723.41, 723.42, and 303 of the Planning Code to convert a vacant retail space into a full-service restaurant with bar (d.b.a. Revo) and to allow a use size that exceeds 1,999 square feet in a one-story commercial building within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. The proposed full-service restaurant with bar will contain approximately 2,500 square feet of floor area and will accommodate up to 49 patrons.  
Preliminary Recommendation: Pending  
(Continued from Regular Meeting of July 14, 2011)  
**(Proposed for Indefinite Continuance)**

3. 2011.0812T (J. JARAMILLO: (415) 575-6818)  
JAPANTOWN SPECIAL USE DISTRICT PROVISIONS [BOARD FILE NO. 11-0768] - Japantown Special Use District Provisions [Board File No. 11-0768]. The Planning Commission will consider a proposed Ordinance, introduced by Supervisor Mirkarimi, amending the San Francisco Planning Code Section 249.31 to: 1) prohibit a Medical Service Use or a Business or Professional Service Use on the Ground Floor in the Area Zoned NC-2 in the Japantown Special Use District; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
Preliminary Recommendation: Pending  
**(Proposed for Indefinite Continuance)**
4. 2010.0367DDV (C. TEAGUE: (415) 575-9081)  
54-62 PERALTA STREET - Request for off-street parking Variance pursuant to Planning Code Section 242(e)(4) for the proposed construction of two new three-story, two-family dwellings on two adjacent down-sloping lots, in a RH-2 (Residential, Two-Family House) District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.  
(Continued from Regular Meeting of July 14, 2011)  
***FOLLOWING PUBLIC TESTIMONY, THE ZONING ADMINISTRATOR CONTINUED THE ITEM TO 7/14/2011. PUBLIC HEARING REMAINS OPEN.***  
***NOTE: Per the Zoning Administrator the V case is no longer necessary due to changes made to the project in response to concerns from the neighbors.***

#### B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2011.0557C (A. PUTRA: (415) 575-9079)  
1300 26<sup>th</sup> AVENUE, southeast corner of Irving Street and 26<sup>th</sup> Avenue; Lot 044 in Assessor's Block 1780 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 711.83 and 303 to allow a wireless telecommunication services facility consisting of six panel antennas which will be façade and rooftop mounted to a six-story mixed-use building as part of AT&T's wireless telecommunications network within an NC-2 (Neighborhood Commercial, Small-scale) District, and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

6. Consideration of Adoption:
- Draft Minutes of Regular Meeting of September 8, 2011

## 7. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

## D. DIRECTOR'S REPORT

## 8. Director's Announcements

## 9. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

## E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

## F. REGULAR CALENDAR

## 10. (V. WISE: (415) 575-9049)

MTA's SUSTAINABLE MOBILITY STRATEGY - Informational Presentation - This presentation will provide an overview of MTA's work on sustainable mobility and climate action strategy. The presentation will include information on MTA's sustainability goals, mobility strategies for various modes, and examples of current projects,  
(Continued from Regular Meeting of July 14, 2011)  
Preliminary Recommendation: None Requested

## 11. (J. SWAE: (415) 575-9069)

2005.1004MTZR GLEN PARK COMMUNITY PLAN INFORMATIONAL PRESENTATION - Staff briefing on Glen Park Community Plan including overview of Plan recommendations in areas of land use, transportation and open space. This **informational presentation** is preparation for a public hearing to consider initiating actions required to approve the Glen Park Community Plan, including initiating amendments to the General Plan, Planning Code and Zoning Maps, tentatively scheduled on October 6<sup>th</sup>, 2011.  
Preliminary Recommendation: None Requested

## 12. (S. HAYWARD: (415) 558-6372)

2011.0710T AMENDMENTS TO THE PLANNING CODE TO REGULATE ALCOHOLIC BEVERAGES IN BOWLING ALLEYS IN THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE SUBDISTRICT [BOARD FILE NO. 11-0767] - **The Planning Commission will consider a proposed Ordinance, introduced by Supervisor Kim, amending the San Francisco Planning Code Section 249.60 to: 1) permit bowling alleys in the Mission Alcoholic Beverage Special Use Subdistrict to serve alcoholic beverages; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.**  
Preliminary Recommendation: Approval with modifications.

13. 2011.0707T (A. RODGERS: (415) 558-6395)  
**RECONSTRUCTION OF BUILDINGS DAMAGED OR DESTROYED BY FIRE OR ACTS OF GOD [BOARD FILE NO. 11-0590]** - The Planning Commission will consider a proposed Ordinance sponsored by Supervisor Cohen that would amend the San Francisco Planning Code. This Ordinance would amend Section 181(d) to: 1) provide a process for the reconstruction of buildings damaged or destroyed by fire or acts of God; 2) provide a retroactive operative date of August 1, 2009; and 3) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
Preliminary Recommendation: Approval.
14. 2008.1395X (K. DURANDET: (415) 575-6816)  
**1501 15<sup>TH</sup> STREET** - southwest corner of South Van Ness Avenue and 15<sup>th</sup> Street, Lot 054 of Assessor's Block 3553 - **Request for Large Project Authorization** and exceptions pursuant to Planning Code Sections 134 and 329. The subject property is in the UMU (Urban Mixed Use) Zoning District, and a 58-X Height and Bulk District. The proposed project would replace a vacant lot (formerly a gas station) with a 58 foot high, five-story, 66,043 square foot, mixed-use building consisting of 40 residential units (16 one-bedroom, 24 two-bedroom) and approximately 9,681 square feet of ground-floor commercial use. The building would provide 39 off-street parking spaces at the basement level with access to the underground parking garage on 15<sup>th</sup> Street. The project would provide approximately 3,187 square feet of common outdoor space and 2,917 square feet of private open space with an exception for rear yard requirement pursuant to Planning Code Section 134.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of July 14, 2011)
15. 2010.1083C (A. HOLLISTER: (415) 575-9078)  
**2041 LARKIN STREET** - west side of Larkin Street between Vallejo Street and Broadway, Lot 003 in Assessor's Block 0572 - **Request for Conditional Use Authorization** under Planning Code Sections 209.6(b) and 303 for a proposed wireless telecommunications service facility operated by AT&T Mobility. The facility would consist of up to six antennas located inside an existing church steeple along with equipment located in an internal room. The facility is proposed on a Location Preference 1 Site (Preferred Location – Public Structure Site) within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
16. 2010.0681C (B. BENDIX: (415) 575-9114)  
**275 VALENCIA STREET** - east side between 14<sup>th</sup> Street and Clinton Park; Lot 091 of Assessor's Block 3532 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 121.2, and 303, for an expansion of an existing Religious Institution (Annunciation Cathedral) to replace the existing surface parking lot with a new 50-foot tall and 31,218 square-foot cathedral building with a dome extending to a height of 68-feet and containing 12,718 square-feet of assembly space and 18,530 square feet of underground parking with 58 off-street parking spaces within an NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District, 50-X Height and Bulk District, and the Market & Octavia Area Plan.  
Preliminary Recommendation: Approval with Conditions
- 17a. 2011.0079CV (B. FU: (415) 558-6613)  
**2495 HARRISON STREET** - northeast corner of Harrison and 21<sup>st</sup> Streets, Lot 018 in Assessor's Block 4084 - **Request for Conditional Use Authorization** under Planning Code Sections 209.4(a) and 303 to allow the establishment of a community facility



located in the front building with no exterior alterations and d.b.a. "The Seed Fund for the Studio for Urban Projects" within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. The project also includes rear yard and off-street parking Variance requests to be reviewed and determined by the Zoning Administrator.

Preliminary Recommendation: Approval with Conditions

- 17b. 2011.0079CV (B. FU: (415) 558-6613)  
2495 HARRISON STREET - northeast corner of Harrison and 21<sup>st</sup> Streets, Lot 018 in Assessor's Block 4084 - **Request for Rear yard and Off-Street Parking Variance** under Planning Code Sections 134 and 151 to allow the construction of a new single-family dwelling in the required rear yard and without the required off-street parking space within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. The project also includes a Conditional Use to allow the establishment of a community facility located in the front building with no exterior alterations and d.b.a. "The Seed Fund for the Studio for Urban Projects".
18. 2011.0382C (D. SÁNCHEZ: (415) 575-9082)  
1575 SOUTH VAN NESS AVENUE - northeast corner of South Van Ness Avenue and Cesar Chavez Street, Lot 027 in Assessor's Block 6571 - **Request for Conditional Use Authorization** under Planning Code Sections 703.4 and 303 to establish a 4,725 square foot retail use (d.b.a. AutoZone) identified as a Formula Retail use within the Mission Street Neighborhood Commercial Transit District and a 65-X Height and Bulk District.  
Preliminary Recommendation: Approval with conditions
19. 2011.0270C (D. SANCHEZ: (415) 575-9082)  
539 BRYANT STREET - southwest corner of Bryant and Zoe Streets; Lot 041 in Assessor's Block 3776 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 817.73 and 303, to install a wireless transmission facility consisting of 12 panel antennas and associated equipment on the roof of an existing 4 story office building with a Location Preference 4 (Preferred Location – Industrial or Commercial Structures) as part of the AT&T wireless transmission network within the Service/Light Industrial (SLI) District and 65-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
20. 2011.0464C (C. TEAGUE: (415) 575-9081)  
2904 24<sup>TH</sup> STREET - north side between Alabama and Florida Streets, Lot 014B in Assessor's Block 4207 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 727.42, to allow an approximately 1,440 square foot "Full Service Restaurant" (d.b.a. El Tomate) in the 24<sup>th</sup> Street – Mission NCT (Neighborhood Commercial Transit) Zoning District, 45-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of September 15, 2011)
21. 2010.0367DD (C. TEAGUE: (415) 575-9081)  
54-62 PERALTA STREET - **Requests for Discretionary Review** for Building Permit Application Nos. 2009.1231.4050 and 2009.1231.4052 proposing to construct two new three-story, two-family dwellings on two adjacent down-sloping lots, in a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District, and within the Bernal Heights Special Use District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Not Take Discretionary Review and approve as proposed.  
(Continued from Regular Meeting of July 14, 2011)  
**NOTE: On March 17, 2011, following testimony, the Commission continued this item to 7/14/2011. Public hearing remains open.**

22. 2010.1104D (S. VELLVE: (415) 558-6263)  
124 - 128 FILLMORE STREET - southeast corner of Germania and Fillmore Streets; Lot 021 in Assessor's Block 0868 - **Request for Discretionary Review** of Building Permit Application No. 2009.06.22.0907, proposing to construct separate stair and mechanical penthouses on the roof of the three-story building and change the building's use from three residential units to group housing pursuant to Planning Code Section 209.2, within the RTO (Residential, Transit Oriented) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve

#### G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

# NOTICE OF CANCELLATION & CONTINUANCES

## SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, September 29, 2011*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for **Thursday, September 29, 2011**, has been cancelled. The item shown below was continued to this date by the Commission at its Regular Meeting of July 7, 2011. As a result of this meeting being canceled, the item shown is continued to the date indicated. The next Regular Meeting of the Planning Commission will be held on **Thursday, October 6, 2011**.

### A. CONTINUED ITEMS

1. 2011.0389DDD (A. STARR: (415) 558-6362)  
2040 JACKSON STREET - north side between Laguna and Octavia Streets; Lot 004A in Assessor's Block 0591 - **Requests for Discretionary Review** of Building Permit Application No. 2010.11.03.4269 proposing to construct a three-story rear horizontal addition, a stair and elevator penthouse, and a roof deck on a three-story single-family house within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve as revised (Continued from the Regular Meeting of July 7, 2011)  
(Continued to October 6, 2011)

### PLANNING COMMISSION ROSTER:

PRESIDENT	CHRISTINA OLAGUE
VICE-PRESIDENT	RON MIGUEL
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	GWYNETH BORDEN
COMMISSIONER	RODNEY FONG
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING  
COMMISSION SECRETARY

JOHN RAHAIM  
LINDA D. AVERY

3:15 p.m. met  
GOVERNMENT  
DOCUMENTS DEPT

SEP 22 2011

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PUBLIC LIBRARY



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting &

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, October 6, 2011

12:00 PM

Regular Meeting

8:30 a.m. NSF  
GOVERNMENT  
DOCUMENTS DEPT  
SEP 30 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

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THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sott@sfgov.org](mailto:sott@sfgov.org)

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.



12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2009.0156E (J. BATTIS: (415) 575-9022)  
**89 BELGRAVE** - south side between Stanyan and Shrader Streets; Lot 072 of Assessor's Block 2688 - **Appeal of Preliminary Mitigated Negative Declaration** for the proposed project entailing 1) subdivision of an existing 7,500-square foot parcel into two lots, resulting in an approximately 4,200-sq ft lot with 42 feet of frontage along Belgrave Avenue containing an existing single-family residence, and a second undeveloped approximately 3,300-sq ft parcel with 33 feet of frontage along Belgrave Avenue to the west of the existing building; 2) enlarging an existing 2,270-sq ft residence by approximately 2,000 sq ft, resulting in an approximately 4,210-sq ft, approximately 37-foot-high building with two off-street parking spaces; and 3) construction of a new approximately 3,971-sq ft, 37-foot-high three-story-over two-car garage single-family residence. The project site is located within an RH-1(D) (Residential House, One-Family (Detached Dwelling)) District and a 40-X Height and Bulk District in the Haight-Ashbury neighborhood. The proposed project would require a variance from the minimum lot area requirements.  
**(Proposed for Continuance to November 17, 2011)**
- 2a. 2010.0959CV (D. SANCHEZ: (415) 575-9082)  
**147 SOUTH PARK AVENUE** - south side between 3<sup>rd</sup> Street and Jack London Place, Lot 031 in Assessor's Block 3775 - **Request for Conditional Use Authorization** under Planning Code Sections 814.13 and 303 to demolish an existing single family dwelling and construct as the replacement structure a four-story, two-unit multifamily dwelling with a ground floor commercial use identified as an eating establishment. The proposal is within the South Park Zoning District with a 40-X Height and Bulk designation.  
(Continued from Regular Meeting of July 28, 2011)  
**(Proposed for Continuance to November 17, 2011)**
- 2b. 2010.0959CV (D. SANCHEZ: (415) 575-9082)  
**147 SOUTH PARK AVENUE** - south side between 3<sup>rd</sup> Street and Jack London Place, Lot 031 in Assessor's Block 3775 - **Request for Variance** under Planning Code Sections 145.1 and 306 to provide a parking entrance of 16 feet, in excess of 1/3 of the lot width, at the rear of the lot as part of the four-story, two-unit multifamily replacement structure. The proposal is within the South Park Zoning District with a 40-X Height and Bulk designation.  
(Continued from Regular Meeting of July 28, 2011)  
**(Proposed for Continuance to November 17, 2011)**
3. 2011.0389DDD (A. STARR: (415) 558-6362)  
**2040 JACKSON STREET** - north side between Laguna and Octavia Streets; Lot 004A in Assessor's Block 0591 - **Requests for Discretionary Review** of Building Permit Application No. 2010.11.03.4269 proposing to construct a three-story rear horizontal

addition, a stair and elevator penthouse, and a roof deck on a three-story, one-unit residential building within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and approve as revised (Continued from Regular Meeting of September 29, 2011)

**(DISCRETIONARY REVIEW REQUESTS HAVE BEEN WITHDRAWN)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2011.0591Q (C. LAMORENA: (415) 575-9085)  
307 PAGE STREET - southwest corner at Laguna Street; Lot 001 in Assessor's Block 0581 - **Request for Condominium Conversion Subdivision** to convert a four-story mixed-use building with six dwelling units and commercial space on the ground floor into six residential condominiums and one commercial condominium within a RTO (Residential Transit Oriented) Zoning District and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval
5. 2011.0539C (S. YOUNG: (415) 558-6346)  
2113 UNION STREET - south side of Fillmore and Webster Streets; Lot 027 in Assessor's Block 0540 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 703.4, 303(c), and 303(i) to establish a Formula Retail Use within the Union Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. The proposal is to convert a vacant approximately 1000 square foot commercial space (previously occupied by "Hill & Co. Real Estate", a real estate office) to a retail sales establishment (d.b.a. Wireless Store), a retail store specializing in wireless phones, communication devices, and accessories located on the first floor of a two-story over basement commercial building.  
Preliminary Recommendation: Approval with Conditions
6. 2011.0307C (R. SUCRÉ: (415) 575-9108)  
1156 VALENCIA STREET - located between 22<sup>nd</sup> and 23<sup>rd</sup> Streets, Lot 010 in Assessor's Block 3635 - **Request for Conditional Use Authorization** under Planning Code Sections 121.1, 121.2, 726.11, 726.21 and 303 to allow a use size in excess of 3,000 sf on a lot containing greater than 10,000 sf of development. The proposed project would construct an additional 2,124 sf for use as a gymnasium and accessory office to an existing 11,148 sf building (d.b.a. Salvation Army) within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and a 55-X Height and Bulk District.  
**NOTE:** Planning Department staff has determined that the project only requires Conditional Use Authorization pursuant to Planning Code Sections 121.2 and 726.21 for use size in excess of 3,000 sf. The project does not require Conditional Use Authorization pursuant to Planning Code Sections 121.1 and 726.11 for development on a lot above 10,000 sf.  
Preliminary Recommendation: Approval with Conditions
7. 2011.0571C (B. BENDIX: (415) 575-9114)  
1085 MISSION STREET - south side, between 6<sup>th</sup> and 7<sup>th</sup> Streets, Lot 107 in Assessor's Block 3726 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 840.47 to add a bar to a previously approved full-service restaurant (d.b.a. AQ) within the Mixed Use – General Zoning District, and a 85-X Height and Bulk District. If

granted, the Conditional Use Authorization would allow the applicant to seek a Type 47 License from the California Department of Alcoholic Beverage Control. This license would permit the sale of beer, wine, and distilled spirits for on-site consumption in association with the restaurant. The use is not identified as a formula retail use.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

8. Consideration of Adoption:

- Draft Minutes of Regular Meeting of July 7, 2011
- Draft Minutes of Closed Session Meeting of July 14, 2011
- Draft Minutes of Regular Meeting of July 14, 2011
- Draft Minutes of Regular Meeting of July 21, 2011
- Draft Minutes of Regular Meeting of July 28, 2011
- Draft Minutes of Regular Meeting of September 15, 2011
- Draft Minutes of Regular Meeting of September 22, 2011

9. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

10. Director's Announcements

11. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

#### F. REGULAR CALENDAR

12. 2011.0172T (A. STARR: (415) 558-6362)  
PROPOSED CHANGES TO RESTAURANT, VIDEO STORES, AND RELATED LAND USE CONTROLS - The Commission will consider an Ordinance introduced by Supervisor Mirkarimi concerning self-service restaurants, retail coffee stores, and video stores as well as additional recommendations by Planning staff to consolidate existing restaurant definitions and controls. Specifically, the proposed

Ordinance would amend the San Francisco Planning Code by amending Sections 710, 730, 733A, 733A.1, 790.90, 790.91, and 790.102 of the Planning Code to: (1) increase the maximum use size for Small Self-Service Restaurants in Neighborhood Commercial Districts to that of the non-residential use size limit for the district and eliminate the limit on the number of seats; (2) increase the minimum size for Large Self-Service Restaurants in Neighborhood Commercial Districts to that of the non-residential use size limit for the district; (3) principally permit Small Self-Service Restaurants and Video Stores in Neighborhood Commercial Cluster (NC-1) and Neighborhood Commercial Transit Cluster (NCT-1) Districts; (4) conditionally permit Large Self-Service Restaurants in the Inner Sunset Neighborhood Commercial District; (5) require that mechanical noise and vibration from Self-Service Restaurants be confined to the premises; and (6) remove the prohibition of on-site food preparation and cooking and reheating equipment in Retail Coffee Stores; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Preliminary Recommendation: Adoption

(Continued from Regular Meeting of August 4, 2011)

13. 2005.1912E (J. RANGE: (415) 575-9018)  
**SIGNIFICANT NATURAL RESOURCES AREA MANAGEMENT PLAN - Public Hearing on the Draft Environmental Impact Report** - The proposed project is the Significant Natural Resources Area Management Plan (SNRAMP). The SNRAMP contains detailed information on the biology, geology, and trails within 32 Natural Areas, 31 of which are in San Francisco and one (Sharp Park) is in Pacifica. The SNRAMP is intended to guide natural resource protection, habitat restoration, trail and access improvements, other capital projects, and maintenance activities over the next 20 years.  
**NOTE: Written comments will be accepted at the Planning Department's offices until the close of business on October 17, 2011.**  
Preliminary Recommendation: No Action Required
14. 2011.0294C (B. BENDIX: (415) 575-9114)  
**199 LELAND AVENUE** - corner of Leland Avenue and Rutland Street, Lot 016 of Assessor's Block 6251 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 711.83, 303, and 790.80 to install a wireless telecommunications facility consisting nine new panel antennas on the rooftop and two new equipment cabinets in the garage of an existing single-story commercial building as part of AT&T's wireless telecommunications network within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is part of a wireless transmission network operated by AT&T on a Location Preference 5 (Preferred Location - Mixed Use Buildings in High Density Districts) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of July 28, 2011)
15. 2008.1395X (K. DURANDET: (415) 575-6816)  
**1501 15<sup>TH</sup> STREET** - southwest corner of South Van Ness Avenue and 15<sup>th</sup> Street, Lot 054 of Assessor's Block 3553 - **Request for Large Project Authorization** and exceptions for dwelling unit exposure and rear yard pursuant to Planning Code Sections 140, 134 and 329. The project proposes new construction on a vacant lot (formerly a gas station) of a 58-foot high, five-story, mixed-use building consisting of 40 residential units and approximately 9,700 square feet of ground-floor commercial use. The building would provide 39 off-street parking spaces. The subject property is in the UMU (Urban Mixed Use) Zoning District, and a 58-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of September 22, 2011)

- 16a. 2011.0567XV (P. LAVALLEY: (415) 575-9084)  
300 GRANT AVENUE (aka 272 and 290 SUTTER STREET) - northeast corner of Grant Avenue and Sutter Street, through-lots to Harlan Place, Lots 013 and 014 in Assessor's Block 0287 - **Request for an amendment to the conditions of approval for a previously approved Determination of Compliance under Planning Code Sections 309 and 309(j).** The proposal would amend the conditions of approval to extend the performance period for an additional three years for a previously approved project to construct a 10-story mixed-use building containing approximately 45 dwelling units, approximately 16,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces, and with exceptions to allow less than required rear yard under Planning Code Sections 134(d) and 309(a)(1), to allow up to .75 parking spaces per dwelling unit under Planning Code Sections 151.1(e) and 309(a)(4), for building height exceeding 80 feet in height under Planning Code Sections 263.8 and 309(a)(10), and for exceeding bulk requirements under Planning Code Sections 270 and 309(a)(11). The amendment proposes no changes to the design or intensity of the project as originally approved. The subject property is located within the Kearny-Market-Mason-Sutter Conservation District, the C-3-R (Downtown Retail) District, and the 80-130-F Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
- 16b. 2011.0567XV (P. LAVALLEY: (415) 575-9084)  
300 GRANT AVENUE (aka 272 and 290 SUTTER STREET) - northeast corner of Grant Avenue and Sutter Street, through-lots to Harlan Place, Lots 013 and 014 in Assessor's Block 0287 - **Request for three year time extension of Variances** for previously approved project from dwelling-unit exposure requirements of Planning Code Section 140 and from permitted projections over streets and alleys requirements of Planning Code Section 136(c)(1). The previously approved project is to construct a 10-story mixed-use building containing approximately 45 dwelling units, approximately 16,000 square feet of ground- and second-floor retail space, and up to 40 off-street parking spaces. The amendment proposes no changes to the design or intensity of the project as originally approved. The subject property is located within the Kearny-Market-Mason-Sutter Conservation District, the C-3-R (Downtown Retail) District, and the 80-130-F Height and Bulk District.
17. 2010.0394D (G. CABREROS: (415) 558-6169)  
2853-2857 BRODERICK STREET - west side between Filbert and Union Streets, Lot 002 in Assessor's Block 0947 - **Request for Discretionary Review** of Building Permit Application No. 2011.03.25.2839 proposing to raise the existing three-story-over-basement, two-unit building three feet to insert a two-car garage within the basement level, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve.
18. 2011.0547D (T. WANG: (415) 558-6335)  
577 SANCHEZ STREET - on the east side of Sanchez Street between 19<sup>th</sup> and Hancock streets; Lot 031 in Assessor's Block 3585 - **Requests for Discretionary Review** of Building Permit Application No. 2009.12.09.2880, proposing to add a 12-foot wide and 18-foot deep, one-car garage to the existing three-story, single-family dwelling. The proposed garage would be constructed beneath the second floor front entry patio by excavating into the front retaining wall. A garage door would be installed to cover the opening on the front retaining wall. The subject property is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve

19. 2011.0254D (M. SMITH: (415) 558-6322)  
4205 24<sup>TH</sup> STREET - southwest corner at Diamond Street; Lot 001 in Assessor's Block 6505 - **Mandatory Staff Initiated Request for Discretionary Review** of Building Permit Application No. 2011.03.17.2284 pursuant to Section 317 of the Code for dwelling unit conversion, for a permit proposing to convert the vacant ground floor dwelling into commercial space and merge the space with the adjacent commercial space that was formerly occupied by a laundromat. The new commercial space would be approximately 1,000 square-feet and occupied by a new indoor children's play facility d.b.a. "The Little Lounge". The property is located within the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve the project as proposed.

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Adjournment:



# SAN FRANCISCO PLANNING COMMISSION Notice of Meeting & Calendar

10-11-11A09:03 RCVD

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, October 13, 2011  
12:00 PM  
Regular Meeting

GOVERNMENT  
DOCUMENTS DEPT

OCT 11 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague  
Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Or

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And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

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1650 MISSION STREET, 4TH FLOOR RECEPTION

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [soff@sfgov.org](mailto:soff@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvs/sunshine](http://www.sfgov.org/bdsuprvs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM \_\_\_\_\_

## ROLL CALL:

President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;  
Kathrin Moore; Hisashi Sugaya

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0864Z (A. STARR: (415) 558-6362)  
**312 CONNECTICUT STREET - Zoning Map Amendments** – The Commission will consider a proposed Ordinance [BF 110845] introduced by Supervisor Cohen concerning Zoning Map Sheet No. ZN08 to: 1) rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 to NC-2; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
Preliminary Recommendation: Approval of Proposed Ordinance to Board of Supervisors  
**(Proposed for Continuance to October 20, 2011)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

2. 2011.0779Q (C. LAMORENA: (415) 575-9085)  
**1371 – 1375 GROVE STREET** - south side of Grove Street between Broderick and Divisadero Streets; Lot 031 in Assessor's Block 1201 - **Request for Condominium Conversion Subdivision** to convert a three-story-over-garage, five-unit building into residential condominiums within a RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval

## C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Commission Comments/Questions
  - **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

## D. DIRECTOR'S REPORT

4. Director's Announcements

5. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

6. (C. TEAGUE: (415) 575-9081)  
ACTION PLAN UPDATE INFORMATIONAL PRESENTATION – Presentation and analysis regarding the first six months of the Department's new "Preliminary Project Assessment (PPA) process.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

#### F. REGULAR CALENDAR

7. (C. FLORES: (415) 558-6473)  
PUBLIC OUTREACH AND ENGAGEMENT IMPROVEMENT PROCESS - The Department is engaging in a Public Outreach and Engagement (POE) Improvements process in order to enhance the Department's effective outreach and engagement of the City's residents and businesses in the planning process and the public's understanding of the Department's mission and our work. It involves three general components: 1) an assessment of our current practices, 2) development of POE guidelines and tools for more effective outreach and engagement, and 3) staff capacity building. This **informational presentation** will be an overview of the results and recommendations for next steps.  
 Preliminary Recommendation: None Requested

8. (P. LORD: (415) 558-6311)  
2008.0877ETZM  
WESTERN SOMA COMMUNITY PLAN - Informational Presentation #2 - Since publication of the Western SoMa Community Plan – Draft for Citizens Review on August 14, 2008, a lot of work has been carried out by members of the Western SoMa Citizens Planning Task Force (the TF), City family and the Planning Department staff. The purpose of this first presentation, in a series of two informational presentations, is to provide the Planning Commission and the public with updates on this planning process well in advance of adoption hearings in 2012.  
 The first informational presentation on September 8, 2011 covered three topical components of the entire Western SoMa Community planning recommendations.
  - The Western SoMa Community Plan – Proposal for Adoption, 2011
  - The Western SoMa Community Plan Implementation Measures
  - Recommendations for the Western SoMa Community Benefits Program

This second informational presentation on October 13, 2011 will cover five topical components of the Western SoMa Community planning recommendations.

- The Filipino Social Heritage Special Heritage Special Use District - Background Report.
  - The LGBTQ Social Heritage Special Heritage Special Use District - Background Report.
  - The Western SoMa Design Standards - Draft.
  - Proposed Western SoMa Planning Code Amendments - Draft.
  - Proposed Western SoMa Community Stabilization Policy - Draft.
9. (M. WOODS: (415) 558-6315)  
2011.0051C  
2429 CALIFORNIA STREET - south side between Fillmore and Steiner Streets; Lot 001F in Assessor's Block 0654 - **Request for Conditional Use Authorization** to allow a "financial service" use (d.b.a. "Chase Bank") and a use size greater than 2,500 square

feet pursuant to Sections 121.2, 303(c), 718.21 and 718.49 of the Planning Code, in the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Continued from Regular Meeting of July 28, 2011)

10. 2011.0198C (S. VELLVE: (415) 558-6263)  
601 – 14<sup>th</sup> AVENUE - southwest corner of Balboa Street and 14<sup>th</sup> Avenue; Lot 001 in Assessor's Block 1630 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.6 and 303, to allow AT&T Mobility to locate up to six (6) WTS panel antennas in three separate faux chimney elements on the roof and related equipment in the building's basement of the three-story institutional (Jewish Educational Society of San Francisco) building, within a RM-1 (Mixed, Low Density) District and 40-X Height and Bulk District. The site is a Location Preference 1 (school/institutional structure).  
Preliminary Recommendation: Approval with Conditions
- 11a. 2008.0953DD (R. CRAWFORD: (415) 558-6358)  
1 MCCORMICK STREET - west side, south of Pacific Avenue; Lot 048 in Assessor's Block 0185 - **Request for Discretionary Review**, of Demolition Permit Application No. 2010.08.09.8400, to allow the demolition of a two-story, single-family residential building and its replacement with a three-story, single-family residential building, within the RH-1 (Residential, House, One-Family) Zoning District and 65-A Height and Bulk District. The Zoning Administrator has reviewed the Demolition Permit Application, considers the building to be unsound, and does not require Mandatory Discretionary Review pursuant to the criteria in Planning Code Section 317(d),  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
- 11b. 2011.1065D (R. CRAWFORD: (415) 558-6358)  
1 MCCORMICK STREET - west side, south of Pacific Avenue; Lot 048 in Assessor's Block 0185 - **Request for Discretionary Review** of Building Permit Application No. 2010.08.09.8402, proposing to construct a new three-story single-family dwelling, within the RH-1 (Residential, House, One-Family) Zoning District and 65-A Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
12. 2011.0837D (K. DURANDET: (415) 575-6816)  
10 LUNDYS LANE - west side between Coso Avenue and Fair Avenue; Lot 029A in Assessor's Block 5610 - **Request for Discretionary Review** of Building Permit Application No. 2011.0330.3154 to convert a single-family dwelling into a two-family dwelling without changing the building envelope within a RH-2 (Residential House, Two-Family) Bernal Heights Special Use Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
13. 2011.0718D (K. DURANDET: (415) 575-6816)  
1161 FOLSOM STREET - south side between 7<sup>th</sup> and 8<sup>th</sup> Streets; Lot 075 in Assessor's Block 3755 - **Request for Discretionary Review** of Building Permit Application No. 2011.0103.7792 to install an auto-body spray paint booth as part of a new auto repair garage within the SLR (Service/Light Industrial/Residential) Mixed Use Zoning District and 50-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve

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Adjournment:



**SAN FRANCISCO  
PLANNING COMMISSION  
Notice of Meeting  
&  
Calendar**

10-14-11A10:36 RCVD

**Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, October 20, 2011**

**GOVERNMENT  
DOCUMENTS DEPT**

OCT 14 2011

**10:00 AM**

**Special Meeting**

**SAN FRANCISCO  
PUBLIC LIBRARY**

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

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#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

10:00 AM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0207C (D. SÁNCHEZ: (415) 575-9082)  
112 - 7<sup>th</sup> STREET - southwest corner of Mission and 7<sup>th</sup> Streets, Lot 001 in Assessor's Block 3727 - **Request for Conditional Use Authorization** under Planning Code Sections 816.73 and 303 to install a wireless transmission facility consisting of 6 panel antennas and associated equipment on the roof of an existing tourist hotel with a Location Preference 2 (Preferred Location – Co-Location) as part of the T-Mobile wireless transmission network within the Service/Light Industrial / Residential (SLR) Zoning District and a 65-X Height and Bulk District.  
Preliminary Recommendation:  
(Proposed for Continuance to January 14, 2012)

**E. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

2. (K. GUY: (415) 558-6163)  
676 HOWARD STREET - north side between New Montgomery and Third Streets, Lot 028 of Assessor's Block 3722; and 935 Folsom Street - south side between Fifth and Sixth Streets, Lot 140 of Assessor's Block 3753 - **Consideration of a Resolution of Intent to Initiate an amendment to "Map 2 - Fire Facilities Plan" within the Community Facilities Element of the General Plan to delete the reference to the property at 676 Howard Street as a Fire Facility, and to add a reference to the property at 935 Folsom Street as a Fire Facility.** The requested action is associated with the expansion of the San Francisco Museum of Modern Art, which would relocate the existing Fire Station No. 1 from the property at 676 Howard Street to a new facility located at 935 Folsom Street.
3. 2011.0701C (S. YOUNG: (415) 558-6346)  
545 IRVING STREET (FORMERLY 555 IRVING STREET 'RETAIL #1') - southeast corner of Irving Street and 7<sup>th</sup> Avenue; Lot 041 in Assessor's Block 1761 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 178(e)(2) and 303 to modify the conditions of a prior conditional use authorization under Case No. 2009.1048C (Motion No. 18014) to extend the hours of operation of an existing wine bar (d.b.a. Inner Fog) in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

4. 2011.0290C (S. VELLVE: (415) 558-6263)  
180 REDWOOD STREET and 540 VAN NESS AVENUE - southeast corner of Van Ness and Golden Gate Avenues and Redwood Street; Lot 013 in Assessor's Block 0766 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.6 and 303, to allow AT&T Mobility to locate up to eight (8) WTS panel antennas in faux vents on the roofs of two separate structures and related equipment in a building basement of the two-and-three-story commercial buildings (containing a Chevy's restaurant and US Bank), within a RC-4 (Residential, Commercial Combined, High Density) District, the Van Ness Avenue Special Use District and 130-V Height and Bulk District. The site is a Location Preference 4 (wholly commercial structure).  
Preliminary Recommendation: Approval with Conditions

## B. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

## C. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

## D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

## E. REGULAR CALENDAR

8. 2011.0563C (S. VELLVE: (415) 558-6263)  
1625 POST STREET - southwest corner of Post Street and Laguna Street; Lot017 in Assessor's Block 0700 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 249.31, 712.83 and 303, to allow AT&T Mobility to locate up to twelve (12) WTS panel antennas and related equipment in a new mechanical penthouse the roof of a hotel (Kabuki Hotel, four story portion fronting Laguna Street), within a NC-3 (Neighborhood Commercial, Moderate Scale) District, the Japantown Special Use District and 50-X Height and Bulk District. The site is a Location Preference 4 (wholly commercial structure).  
Preliminary Recommendation: Approval with Conditions.
9. 2011.0406C (S. VELLVE: (415) 558-6263)  
389 - 9<sup>th</sup> AVENUE - northwest corner of 9th Avenue and Geary Boulevard; Lot035 in Assessor's Block 1441 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 712.83 and 303, to allow AT&T Mobility to locate up to twelve (12) WTS panel antennas on an existing penthouse and related equipment on the roof of

the building (PG&E telephone switching facility), within a NC-3 (Neighborhood Commercial, Moderate Scale) District, and 40- X Height and Bulk District. The site is a Location Preference 1 (publicly-used structure).

Preliminary Recommendation: Approval with Conditions

#### **F. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:





# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

10-14-11A10:36 RCVD

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, October 20, 2011

GOVERNMENT  
DOCUMENTS DEPT

1:00 PM

OCT 14 2011

### Regular Meeting

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;

Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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#### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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1:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0864Z (A. STARR: (415) 558-6362)  
**312 CONNECTICUT STREET - Zoning Map Amendments** - The Commission will consider a proposed Ordinance [BF 110845] introduced by Supervisor Cohen concerning Zoning Map Sheet No. ZN08 to: 1) rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 to NC-2; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
Preliminary Recommendation: Approval of Proposed Ordinance to Board of Supervisors (Continued from Regular Meeting of October 13, 2011)  
**(Proposed for Continuance to November 10, 2011)**

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

2. 2011.0497D (B. FU: (415) 558-6613)  
**650 2<sup>ND</sup> STREET** - west side between Brannan and Townsend Streets; Lots 059 & 060 in Assessor's Block 3788 - **Mandatory Discretionary Review**, under Planning Code Section 317 requiring review of Loss of Residential Units Through Merger, of Building Permit Application Nos. 2011.01.14.8412 and 2011.01.14.8416 proposing to merge two live/work units into one live/work unit in an existing 25-unit (proposed 24-unit) live/work building, within a MUO (Mixed Use, Office) District and within a 65-X Height and Bulk District.  
Preliminary Recommendation: Do Not Take Discretionary Review and Approve Project as Proposed.
3. 2011.0160C (S. LAI: (415) 575-9087)  
**291 DUBOCE AVENUE** - southeast corner of Market Street and Duboce Avenue, Lot 058 in Assessor's Block 3534 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 731.83, 790.80 and 303 to add seven new antennas on the penthouse and roof of a commercial building with associated equipment, with a Location Preference 2 (Preferred Location – Co-Location Site), as part of the AT&T wireless network within the NCT-3 (Moderate-scale Neighborhood Commercial Transit District) and a 40-X and 85-X height and bulk district.  
Preliminary Recommendation: Approval with Conditions

4. 2011.0418C (A. PUTRA: (415) 575-9079)  
5630 MISSION STREET - west side between Naglee and Whipple Avenues; Lot 012 in Assessor's Block 7098 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 711.83, and 303 to install a wireless telecommunication services facility consisting of 9 panel antennas on the roof and associated equipment cabinets on the second floor of a tourist hotel with a Location Preference 2 (Preferred Location – Co-location Site), as part of the AT&T wireless telecommunications network within an NC-2 (Neighborhood Commercial, Small-scale) Zoning District, and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

6. Director's Announcements
7. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

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#### F. REGULAR CALENDAR

8. 2011.0094C (G. CABREROS: (415) 558-6169)  
1800 VAN NESS AVENUE - northeast corner of Van Ness Avenue and Clay Street; Assessor's Block 0619, Lots 009 & 010 - **Request for Conditional Use Authorization** for a Planned Unit Development pursuant to Planning Code Sections 253.2, 271, 303, 304 and 306 proposing construction of an 8-story, 80-foot tall, 94-unit mixed-use building with 95 parking spaces and approximately 4,900 square feet of ground-floor commercial space and construction of a 4-story, 44-foot tall, 4-unit residential building with 4 parking spaces on Washington Street, located in an RC-4 (Residential-Commercial Combined, High Density) District, the Van Ness Special Use District and an 80-D Height and Bulk District. The project proposes to demolish an existing two-story commercial building.  
Preliminary Recommendation: Approval with Conditions
9. 2011.0653C (R. CRAWFORD: (415) 558-6358)  
325-329 KEARNY STREET - south side between Bush and Pine Streets; Lot 003 in Assessor's Block 0270 - **Request for Conditional Use Authorization** under Planning Code Sections 303 and 218.8 Massage Establishments to expand massage services within an existing massage establishment (dba Queen's Health Center) on the second

and third floors of the subject property. The project would establish three new massage treatment rooms for a total of five treatment rooms on the third floor. This project is located in the C-3-O Downtown Office District and within the 80-130-F Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

- 10a. 2010.0948XV (R. CRAWFORD: (415) 558-6358)  
527-529 STEVENSON STREET - south side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lot 012 in Assessor's Block 3703 - **Request for Determination of Compliance** pursuant to Planning Code Section 309, with an exception to the requirements for Section 134, Rear Yard. The proposed project would convert a vacant 42,600 square foot, four-story industrial building to mixed-use with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space. This project is located in the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of September 15, 2011)  
**NOTE: On September 15, 2011, following public testimony, the Commission continued the matter to 10/20/11 for the Project Sponsor to address unit exposures & layout, rendering, design and commercial space by vote of (+6 -0) Commissioner Borden absent. The Public Hearing remains open.**
- 10b. 2010.0948XV (R. CRAWFORD: (415) 558-6358)  
527-529 STEVENSON STREET - south side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lot 012 in Assessor's Block 3703 - **Request for a Variance**, pursuant to Planning Code Sections 305 and 140 to allow 40 new residential units that do not face on a public street at least 25 feet in width, a Code compliant rear yard, or Code compliant open space. The proposed project would convert a vacant 42,600 square foot, four-story industrial building to mixed-use with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space. This project is located in the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District.  
(Continued from Regular Meeting of September 15, 2011)  
**NOTE: On September 15, 2011, following public testimony, the Zoning Administrator continued the matter to 10/20/11. Public Hearing remains open.**
11. 2011.0532T (A. STARR: (415) 558-6362)  
USES, SIGNS, BUILDING FEATURES, FLOOR AREA RATIO, PARKING, AND COMPLIANCE IN SPECIFIED USE DISTRICTS - **The Commission will consider a proposed Ordinance [BF 110548] amending the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3 and 607.4 and amending various other Code sections to as well as additional recommendations by Planning staff.** Specifically, the proposed Ordinance would (1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; (2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking under specified circumstances; (5) amend the restrictions on off-street parking rates and extend them to additional zoning districts; (6) revise sign, awning, canopy and marquee controls in specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R districts; (8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront Special Use Districts; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for historic buildings; and (11) modify conformity requirements in various use districts; adopting findings, including environmental findings, Section 302 findings,

and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

(Continued from Regular Meeting of September 8, 2011)

***[This is an informational hearing only. The item will be scheduled for final action on November 10, 2011.]***

12. 2011.0533Z (A. STARR: (415) 558-6362)  
ZONING MAP AMENDMENTS – WASHINGTON-BROADWAY SPECIAL USE DISTRICT 1; WATERFRONT SPECIAL USE DISTRICT 2 AND 3; SPECIAL DISTRICTS FOR SIGN ILLUMINATION; AND SPECIAL DISTRICTS FOR SCENIC STREETS - The Commission will consider a proposed Ordinance [BF 110547] introduced by Supervisor Chiu concerning Sheets SU01, SS01 and SS02 of the San Francisco Zoning Map as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would amend the San Francisco Planning Code by 1) adding blocks and lots to the Washington-Broadway Special Use District 1; 2) adding blocks to the Waterfront Special Use District 2; 3) deleting blocks and add lots to the Waterfront Special Use District 3; 4) making the boundaries of the Special District for Sign Illumination on Broadway co-extensive with the Broadway Neighborhood Commercial District; 5) deleting the Van Ness Special District for Sign Illumination; and 6) adding The Embarcadero from Taylor Street to Second Street to the Special District for Scenic Streets; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
(Continued from Regular Meeting of September 8, 2011)  
***[This is an informational hearing only. The item will be scheduled for final action on November 10, 2011.]***
13. (T. OJEDA: (415) 558-6251 / J. JARAMILLO: (415) 558-6818)  
25 YEARS: DOWNTOWN PLAN MONITORING REPORT, 1985-2009 - Informational Presentation -The Planning Department is announcing publication of 25 Years Downtown Plan Monitoring Report 1985-2009. This report analyzes development and economic trends since the adoption of the Downtown Plan in 1985 and includes an assessment of the Plan's implementing actions. The first section of the report, "Downtown Plan: 25 Years," evaluates to what extent the Plan's primary objectives were achieved. The second section, "Economic Change and Regional Growth Since 1985," explores the impact of larger economic forces on Downtown San Francisco and how these affected the ability of the Plan to achieve its objectives. The report was released June 2011 and is available in electronic format at [http://www.sf-planning.org/ftp/files/Citywide/25-Years\\_Downtown-Plan-Monitoring-Report-1985-2009.pdf](http://www.sf-planning.org/ftp/files/Citywide/25-Years_Downtown-Plan-Monitoring-Report-1985-2009.pdf)
14. 2005.1004MRTZ (J. SWAE: (415) 575-9069)  
GLEN PARK COMMUNITY PLAN INITIATION HEARING - Staff will request the Planning Commission to consider approving a Resolution of Intention to initiate amendments to the General Plan (Recreation & Open Space, Commerce & Industry, and Urban Design Elements), Planning Code (Sections 121.1, 121.2, 124, 134, 135, 145.4, 151.1, 155, 201, 263.20, 607.1, 702.1 and add new Sec. 738.1- Glen Park Neighborhood Commercial Transit District), and Zoning Maps (ZN11 & HT11) to implement the Glen Park Community Plan. In addition, staff will request the Commission to schedule a public hearing to consider approval of the proposed General Plan, Planning Code and Zoning Map amendments.  
Preliminary Recommendation: Approval
15. 2011.0554D (S. LAI: (415) 575-9087)  
2526 GREAT HIGHWAY - east side between Ulloa and Vicente Streets; Lot 005A in Assessor's Block 2448 - Request for Discretionary Review of Building Permit



Application No. 2010.02.16.6603, proposing to construct a third-story vertical addition and a two story horizontal rear extension to the existing single-family home, located in a RH-2 (Residential, House, Two-units per Lot) District and a 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve

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Adjournment:



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting &

## Calendar

10-21-11P12:41 RCVD

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, October 27, 2011**

GOVERNMENT  
DOCUMENTS DEPT

OCT 21 2011

**12:00 PM**

**Regular Meeting**

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sof@sfgov.org](mailto:sof@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvrs/sunshine](http://www.sfgov.org/bdsuprvrs/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2011.0063DV (J. IONIN: (415) 558-6309)  
135 EL CAMINO DEL MAR - south side between 25<sup>th</sup> Avenue and the western most entrance to the Presidio; Lot 031 in Assessor's Block 1334 - **Request for Discretionary Review** of Building Permit Application No. 2010.01.07.4358 proposing to legalize horizontal additions built without benefit of permit at the southeastern-most rear portion, along the east side and over the garage at the front of the single-family residence within an RH-1(D) (Residential House, One-Family, Detached), Scenic Special Sign District, and 40-X Height and Bulk District.  
Preliminary Recommendation: Do not take Discretionary Review and approve  
(Continued from the Regular Meeting on September 22, 2011)  
**NOTE: On May 19, 2011, following public testimony, the Commission continued to matter to September 22, 2011. Public hearing remains open.**  
**NOTE: On 9/22/11, without a hearing, the item was continued to 10/27/11.**  
**(Proposed for Continuance to November 3, 2011)**
- 1b. 2011.0063DV (J. IONIN: (415) 558-6309)  
135 EL CAMINO DEL MAR - south side between 25<sup>th</sup> Avenue and the western most entrance to the Presidio; Lot 031 in Assessor's Block 1334 - **Request for Rear Yard and Non-complying Structure Variances** pursuant to Sections 134 and 188 of the Planning Code to legalize additions built without benefit of permit at the southeastern-most rear portion, along the east side and over the garage at the front of the single-family residence. A portion of the horizontal addition at the rear encroaches into the required rear yard within an RH-1(D) (Residential House, One-Family, Detached), Scenic Special Sign District, and 40-X Height and Bulk District.  
(Continued from the Regular Meeting on September 22, 2011)  
**On May 19, 2011, following public testimony, the Zoning Administrator continued the item to 9/22/2011. Public hearing remains open.**  
**NOTE: On 9/22/11, without a hearing, the item was continued to 10/27/11.**  
**(Proposed for Continuance to November 3, 2011)**
2. 2011.1064C (S. HAYWARD: (415) 558-6372)  
2800 SLOAT BOULEVARD - north side of Sloat Boulevard, between 46<sup>th</sup> and 47<sup>th</sup> Avenues, Lot 001 in Assessor's Block 2515 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303(e), to add two years to the validity of the previously approved Conditional Use Authorization for the proposed project originally approved November 13, 2008 under Case No. 2005.1066C. The project includes the demolition of three existing commercial buildings and a 34-space parking lot, and the construction of three new mixed-use, five-story, 60-foot-tall buildings totaling approximately 120,000 gross square feet (gsf) over a 112-space subterranean parking structure and a one-story approximately 1,000 gsf commercial building. The project would

include 56 dwelling units, approximately 23,000 gsf of ground-floor commercial uses including an open-air market. The three existing commercial buildings on the project site proposed for demolition include a retail shop (Aqua Surf Shop), restaurant/café (John's Ocean Beach Café), and a motel (Robert's Motel). The project site is within the NC-2 (Small-Scale Neighborhood Commercial) zoning district, 100-A Height and Bulk district, and the Local Coastal Zone Permit Area.

**(Proposed for Continuance to November 10, 2011)**

3. 2011.0471C (K. GUY: (415) 558-6163)  
1111 CALIFORNIA STREET - southwest corner at Taylor Street, Lot 020 of Assessor's Block 0253 - **Request for Conditional Use Authorization** to continue the existing nonconforming entertainment and assembly use of the "Nob Hill Masonic Center", and to continue operation of the existing food and beverage service uses within the Center, pursuant to Planning Code Sections 185(e) and 303, within the RM-4 (Residential, Mixed, High Density) District, the Nob Hill Special Use District, and the 65-A Height and Bulk District. No interior or exterior modifications, or changes in patron capacity of the existing facility, are requested as a part of this action.  
Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to November 17, 2011)**
4. 2011.0155C (A. STARR: (415) 558-6362)  
5411 GEARY BOULEVARD - south side between 18<sup>th</sup> and 19<sup>th</sup> Avenues; Lot 035 in Assessor's Block 1526 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303(c), 303(i), and 703.4 to allow a "formula retail use" (d.b.a Unleashed by PETCO) within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.  
Preliminary Recommendation: Disapproval  
(Continued from Regular Meeting of July 28, 2011)  
**WITHDRAWN**

#### B. COMMISSIONERS' QUESTIONS AND MATTERS

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Consideration of Adoption:
- Draft Minutes of Regular Meeting of October 13, 2011
6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.



**C. DIRECTOR'S REPORT**

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**D. GENERAL PUBLIC COMMENT – 15 MINUTES**

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**E. REGULAR CALENDAR**

9. 2006.085TM (P. LORD: (415) 558-6311)  
JAPANTOWN COMMUNITY PLANNING PROCESS AND INITIAL RECOMMENDATIONS - Informational Presentation - Since the August 2009 Japantown BNP presentation and 2010 information update made to the Planning Commission, significant and important progress has been made in the review and development of proposed amendments to the original DRAFT Japantown BNP (2009). The community representatives participating in this review process are committed to a comprehensive review and generating public support for their recommended revisions to the original neighborhood plan. The community, through formal votes and authorizations from the Japantown Organizing Committee, is currently prepared to share their initial review and recommendations with the Planning Commission and the general public. These community recommendations represent numerous significant departures from the recommendations in the initial 2009 Draft Japantown BNP Plan.

2011.0167I (S. HAYWARD: (415) 558-6372)  
PLANNING CODE CONTROLS FOR HISTORIC PRESERVATION - The Commission will consider as an **informational item** a proposed Ordinance sponsored by the Planning Department that would amend the Planning Code controls for Historic Preservation, including but not limited to Articles 10 and 11. The Planning Commission reviewed proposed amendments on August 5, 2010 and recommended approval with minor modifications of various Code Sections to the Board of Supervisors. The Historic Preservation Commission began a parallel review of the proposed amendments in 2010 on the following dates: July 21<sup>st</sup>, August 4<sup>th</sup>, 18<sup>th</sup>, September 1<sup>st</sup>, 15<sup>th</sup>, and 29<sup>th</sup>, October 6<sup>th</sup>, 15<sup>th</sup>, and 21<sup>st</sup>, November 3<sup>rd</sup> and 17<sup>th</sup>, and December 1, 2010. This item is informational only, and no action is required.

- 11a. 2011.0206T (S. HAYWARD: (415) 558-6372)  
INFORMATIONAL ITEM FOR THE DEPARTMENT-SPONSORED PLANNING CODE AMENDMENTS RELATED TO THE CREATION OF A DEFINITION OF STUDENT HOUSING - This item will be considered for initiation at the October 27, 2011 hearing. Pursuant to Planning Code Section 302, the Planning Commission will consider amendments to the Planning Code. The amendments are intended to a) create a definition of student housing that may be used throughout the Planning Code, b) encourage the production of new student housing; and c) protect the existing residential housing stock. Planning Code sections proposed for amendment include Sections 102.36, 135(d)(2), 207.6(B)(3), 307(j), 312, 317(b)(1), 317(f)(1), and 401. **This informational item will focus on a discussion of the proposed amendments and the effort to encourage the production of new Student Housing while protecting San Francisco's existing housing stock.**

- 11b. 2011.0206T (S. HAYWARD: (415) 558-6372)  
INTENTION TO INITIATE DEPARTMENT-SPONSORED PLANNING CODE AMENDMENTS RELATED TO THE CREATION OF A DEFINITION OF STUDENT HOUSING - Pursuant to Planning Code Section 302, the Planning Commission will consider a **Resolution of Intention to initiate amendments to the Planning Code**. The amendments are intended to a) create a definition of student housing that may be used throughout the Planning Code, b) encourage the production of new student housing c) protect the existing residential housing stock. Planning Code sections proposed for amendment include Sections 102.36, 135(d)(2), 207.6(B)(3), 307(j), 312, 317(b)(1), 317(f)(1), and 401.  
 Preliminary Recommendation: Approve a draft Resolution of Intention to initiate amendments to the Planning Code and schedule a public hearing to consider adoption of the proposed amendments on or after November 10, 2011.
12. 2011.0921T (A. RODGERS: (415) 558-6395)  
PUBLIC ART FEE AND PUBLIC ARTWORK TRUST FUND. [BOARD FILE NO. 11-0853]  
 - **The Planning Commission will consider a proposed Ordinance introduced by Mayor Edwin Lee and Supervisor David Chiu that would 1) amend San Francisco Planning Code, Section 429**, to provide that developers currently required to spend 1% of construction costs for public artwork on any development project over 25,000 square feet located in a C-3 district have an option to contribute all or a portion of that Fee to a City fund dedicated to support public art and 2) **amend the San Francisco Administrative Code by adding Section 10.200-29** to establish a Public Artwork Trust Fund, funded through contributions and Public Art Fees, for the creation, installation, exhibition, conservation, preservation, and restoration of temporary and permanent public art and capital improvements to nonprofit art facilities within the C-3 district to be administered and expended by the Arts Commission. The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors, and adopt findings, including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1 and Section 302 findings.  
 Preliminary Recommendation: Approve with modifications.
13. 2010.0641M (S. EXLINE: (415) 558-6332)  
RECREATION AND OPEN SPACE ELEMENT - Informational Presentation - This is the second in a series of three informational presentations on the update to the Recreation and Open Space Element. Staff will give a presentation on the status of the revisions to the Recreation and Open Space Element and on the community planning process.
- 14a. 2011.0054C (G. CABREROS: (415) 558-6169)  
2135-2137 GREENWICH STREET (136-138 PIXLEY STREET) - south side of Greenwich Street between Fillmore and Webster Streets, Assessor's Block 0516, Lot 028A - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to allow the demolition of two buildings on this through lot containing a total of six dwelling units - a four-story structure fronting Greenwich Street and a one-story structure fronting Pixley Street - located in the RH-3 (Residential House, Three-Family) District and the 40-X Height and Bulk District. Two, four-story replacement buildings, each containing two dwelling units, are proposed to be constructed one at each street frontage.  
 Preliminary Recommendation: Approval with Conditions
- 14b. 2011.0054V (G. CABREROS: (415) 558-6169)  
2135-2137 GREENWICH STREET (136-138 PIXLEY STREET) - south side of Greenwich Street between Fillmore and Webster Streets, Assessor's Block 0516, Lot 028A - **Request for Variances** from the minimum lot size and rear yard requirements of

Planning Code Sections 121 and 134, respectively. The project proposes demolition of two existing buildings on a through lot containing a total of six dwelling units - a four-story structure fronting Greenwich Street and a one-story structure fronting Pixley Street - located in the RH-3 (Residential House, Three-Family) District and the 40-X Height and Bulk District. Two, four-story replacement buildings, each containing two dwelling units, are proposed to be constructed, one at each street frontage.

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# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

&

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, November 3, 2011

**12:00 PM**

**Regular Meeting**

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.



12:00 PM \_\_\_\_\_

## ROLL CALL:

President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;  
Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. 2011.0803Q (B. BENDIX: (415) 575-9114)  
626-628A NATOMA STREET - northwest side of Natoma Street between 7<sup>th</sup> and 8<sup>th</sup> Streets; Lot 048 of Assessor's Block 3727 - **Request for Condominium Conversion Subdivision** to convert a three-story, five-unit building into residential condominiums within an RED (Residential Enclave District) Zoning District, a 40-X Height and Bulk District, and the Western SoMa Planning Area Special Use District.  
Preliminary Recommendation: Approval
2. 2011.0750C (S. YOUNG: (415) 558-6346)  
1737 POST STREET, SUITE 330 (AKA 22 PEACE PLAZA – LOCATED WITHIN THE INTERIOR OF JAPANTOWN CENTER KINTETSU WEST MALL) - south side between Webster and Buchanan Streets; Lot 009 in Assessor's Block 0700 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 712.69B, 249.31, and 303 to establish an Amusement Game Arcade (Mechanical Amusement Devices) Use within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District, Japantown Special Use District and a 50-X Height and Bulk District. The proposal is the change of use of an approximately 800 square-foot ground floor commercial space (to be vacated by a retail clothing store d.b.a. The Omodaka) to an amusement game arcade establishment and retail store (d.b.a. Playland Japan).  
Preliminary Recommendation: Approval with Conditions
3. 2011.0648C (S. VELLVE: (415) 558-6263)  
1555 IRVING STREET - southeast corner of Irving Street and 17th Avenue; Lot 041 in Assessor's Block 1771 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 730.83 and 303, to allow AT&T Mobility to locate up to six (6) WTS panel antennas within an expanded rooftop marquee and related equipment within the building of a one-story educational institution (Woodside International School), within the Inner Sunset Neighborhood Commercial District and 40-X Height and Bulk District. The site is a Location Preference 1 (publicly-used structure).  
Preliminary Recommendation: Approval with Conditions
3. 2011.0288C (S. VELLVE: (415) 558-6263)  
2300 - 2320 CHESTNUT STREET - northwest corner of Chestnut and Scott Streets; Lot 009 in Assessor's Block 0929 - **Request for Conditional Use Authorization**, pursuant

to Planning Code Sections 711.83 and 303, to allow AT&T Mobility to locate up to nine (9) WTS panel antennas within faux vent pipes and behind screening, and related equipment within an outdoor storage area at grade of a three-story mixed-use building, within an NC-2 (Neighborhood Commercial, Small Scale) District and 40-X Height and Bulk District. The site is a Location Preference 5 (mixed-use building in high-density district).

Preliminary Recommendation: Approval with Conditions

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

**4. Consideration of Adoption:**

- Draft Minutes of Special Meeting of October 20, 2011
- Draft Minutes of Regular Meeting of October 20, 2011

**5. Commission Comments/Questions**

- **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**D. DIRECTOR'S REPORT**

**6. Director's Announcements**

**7. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.**

**E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. REGULAR CALENDAR**

8. 2011.0198C (S. VELLVE: (415) 558-6263)  
601 – 14<sup>th</sup> AVENUE - southwest corner of Balboa Street and 14<sup>th</sup> Avenue; Lot 001 in Assessor's Block 1630 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.6 and 303, to allow AT&T Mobility to locate up to six (6) WTS panel antennas in three separate faux chimney elements on the roof and related equipment in the building's basement of the three-story institutional (Jewish Educational Society of San Francisco) building, within a RM-1 (Mixed, Low Density) District and 40-X Height and Bulk District. The site is a Location Preference 1 (school/institutional structure).

Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of October 13, 2011)

9. 2011.0291C (S. VELLVE: (415) 558-6263)  
255 STEINER STREET - southwest corner of Steiner and Haight Streets; Lot 001 in Assessor's Block 0861 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 711.83 and 303, to allow AT&T Mobility to locate up to nine (9) WTS panel antennas within faux vents and behind screening, and related equipment, within an NC-2 (Neighborhood Commercial, Small Scale) District and 40-X Height and Bulk District. The site is a Location Preference 5 (mixed-use building in high-density district).  
Preliminary Recommendation: Approval with Conditions
10. 2010.1136D (S. VELLVE: (415) 558-6263)  
324 HUGO STREET - north side between 4<sup>th</sup> and 5<sup>th</sup> Avenues; Lot 009 in Assessor's Block 1746 - **Request for Discretionary Review** of Building Permit Application No. 2006.05.04.0670, proposing to add one dwelling unit and to construct a horizontal addition consisting of a three-story component approximately 12 feet deep and a two-story 12-foot deep component with roof deck, at the rear of the three-story single-family house within the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve as revised  
(Continued from Regular Meeting of September 15, 2011)
11. 2011.0891DDD (A. STARR: (415) 558-6362)  
3139-3141 GOUGH STREET - west side between Francisco and Chestnut Streets; Lot 004 in Assessor's Block 0481 - **Requests for Discretionary Review** of Building Permit Application No. 2010.12.02.6003 proposing to construct a two-story vertical addition and a horizontal addition at the rear of a two-story, two-unit residential building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve
- 12a. 2010.0860D (C. TEAGUE: (415) 575-9081)  
183 BREWSTER STREET - east side between Joy Street and Esmeralda Boulevard; Lot 011 in Assessor's Block 5577 - **Request for Discretionary Review** of Building Permit Application No. 2006.09.25.3191, proposing to construct a new single-family home on a vacant lot in a RH-1 (Residential, House, One-Family) Zoning District, 40-X Height and Bulk District, and the Bernal Heights Special Use District.  
Staff Analysis: Full Discretionary Review Analysis  
Preliminary Recommendation: Do not take Discretionary Review and approve
- 12b. 2010.0858D (C. TEAGUE: (415) 575-9081)  
187 BREWSTER STREET - east side between Joy Street and Esmeralda Boulevard; Lot 010 in Assessor's Block 5577 - **Request for Discretionary Review** of Building Permit Application No. 2006.09.25.3192, proposing to construct a new single-family home on a vacant lot in a RH-1 (Residential, House, One-Family) Zoning District, 40-X Height and Bulk District, and the Bernal Heights Special Use District.  
Staff Analysis: Full Discretionary Review Analysis  
Preliminary Recommendation: Do not take Discretionary Review and approve
- 12c. 2010.0801D (C. TEAGUE: (415) 575-9081)  
191 BREWSTER STREET - east side between Joy Street and Esmeralda Boulevard; Lot 009 in Assessor's Block 5577 - **Request for Discretionary Review** of Building Permit Application No. 2006.09.25.3193, proposing to construct a new single-family home on a

vacant lot in a RH-1 (Residential, House, One-Family) Zoning District, 40-X Height and Bulk District, and the Bernal Heights Special Use District.

Staff Analysis: Full Discretionary Review Analysis

Preliminary Recommendation: Do not take Discretionary Review and approve

## 5:30 PM

13. (J. SWITZKY/S. WERTHEIM: (415) (575-6815/558-6612)  
CENTRAL CORRIDOR PLAN - **Informational update** on the planning process to create, an integrated community vision for the southern portion of the Central Subway rail corridor in SoMa. This update will discuss public outreach efforts and input to date, initial land use and urban form guidelines, public realm considerations, sustainability planning, project timing and next steps. Additional information is available at <http://centralcorridor.sfplanning.org>.
14. 2007.0558E & 2008.0789E (S. JONES: (415) 575-9034)  
TRANSIT CENTER DISTRICT PLAN AND TRANSIT TOWER - **Public Hearing on Draft Environmental Impact Report** - The Transit Center District Plan proposes new policies and controls for land use; building height and design; street network; historic preservation; and sustainability. The Plan area is bounded generally by Market, Steuart, and Folsom Streets, and a line east of Third Street. The Plan would permit approximately six buildings with heights ranging from 700-1,000 feet. The EIR analyzes at a project level the Transit Tower, a proposed 61-story, 1,070-foot-tall (including sculptural element) building with about 1.3 million square feet (sf) of office space, about 16,500 sf of retail, and subgrade loading and parking for about 300 vehicles (480 valet spaces). The Transit Tower project site is located at 425 Mission Street (Block 3720, Lot 001), on the south side of Mission Street between First and Fremont Streets, immediately north of the new Transit Center currently under construction.  
**Note: Written comments will be accepted at the Planning Department's offices until the close of business on November 14, 2011.**

## G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

11-04-11P01:25 RCVD

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, November 10, 2011**  
**12:00 PM**  
**Regular Meeting**

GOVERNMENT  
DOCUMENTS DEPT

NOV - 4 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.



Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

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12:00 PM \_\_\_\_\_

## ROLL CALL:

President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;  
Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2005.0233C (B. FU: (415) 558-6613)  
**49 JULIAN AVENUE** - east side of Julian Avenue between 14<sup>th</sup> and 15<sup>th</sup> Streets, Lot 032 in Assessor's Block 3547 - **Request for Conditional Use Authorization** under Planning Code Sections 215(a), 175.6(e)(1)(c), 151.1 and 303 to allow the demolition of an existing one-story, industrial building and the construction of a new approximately 10,500-square foot, 50-foot tall, five-story residential building containing eight dwelling units and eight ground floor parking spaces utilizing its Eastern Neighborhoods Pipeline status per Planning Code Section 175.6(e) to elect to conform to the controls under the former C-M (Heavy Commercial) Zoning District and the 50-X Height and Bulk District, while conforming to Articles 1, 1.2, 1.5 and 2.5, as amended by the Eastern Neighborhoods Controls, or requesting Conditional Use authorization to seek relief from those amended Articles. The project site is currently in the UMU (Urban Mixed Use) District and a 45-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting September 8, 2011)  
**(Proposed for Continuance to November 17, 2011)**
2. 2011.0167T (S. HAYWARD: (415) 558-6372)  
**AMENDMENTS TO THE PLANNING CODE INCLUDING BUT NOT LIMITED TO ARTICLES 10 AND 11** - **Ordinance sponsored by the Planning Department that would amend the Planning Code including but not limited to Articles 10 and 11.** The Planning Commission reviewed proposed amendments on August 5, 2010 and recommended approval with minor modifications of various Code Sections to the Board of Supervisors. The Historic Preservation Commission began a parallel review of the proposed amendments in 2010 on the following dates: July 21<sup>st</sup>, August 4<sup>th</sup>, 18<sup>th</sup>, September 1<sup>st</sup>, 15<sup>th</sup>, and 29<sup>th</sup>, October 6<sup>th</sup>, 15<sup>th</sup>, and 21<sup>st</sup>, November 3<sup>rd</sup> and 17<sup>th</sup>.  
Preliminary Recommendation: TBD  
**(Proposed for Continuance to December 8, 2011)**
3. 2011.1064C (S. HAYWARD: (415) 558-6372)  
**2800 SLOAT BOULEVARD** - north side of Sloat Boulevard, between 46<sup>th</sup> and 47<sup>th</sup> Avenues, Lot 001 in Assessor's Block 2515 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303(e), to add two years to the validity of the previously approved Conditional Use Authorization for the proposed project originally approved November 13, 2008 under Case No. 2005.1066C. The project includes the demolition of three existing commercial buildings and a 34-space parking lot, and the construction of three new mixed-use, five-story, 60-foot-tall buildings totaling approximately 120,000 gross square feet (gsf) over a 112-space subterranean parking structure and a one-story approximately 1,000 gsf commercial building. The project would include 56 dwelling units, approximately 23,000 gsf of ground-floor commercial uses including an open-air market. The three existing commercial buildings on the project site proposed for demolition include a retail shop (Aqua Surf Shop), restaurant/café (John's

Ocean Beach Café), and a motel (Robert's Motel). The project site is within the NC-2 (Small-Scale Neighborhood Commercial) zoning district, 100-A Height and Bulk district, and the Local Coastal Zone Permit Area.

Preliminary Recommendation:

(Continued from Regular Meeting of October 27, 2011)

**(Proposed for Continuance to December 8, 2011)**

4. 2011.0949D (S. YOUNG: (415) 558-6346)  
1737 POST STREET SUITE 300 (AKA 22 PEACE PLAZA) - south side between Webster and Buchanan Streets; Lot 009 in Assessor's Block 0700 - **Request for Discretionary Review** of Building Permit Application No. 2011.06.01.7183, proposing the change of use of an approximately 490 square-foot vacant ground floor commercial space (previously occupied by a retail store) into a small self-service restaurant (d.b.a. KB Café) within the interior of Japantown Center Kintetsu Mall. The proposal will involve interior tenant improvements to the commercial space.  
Preliminary Recommendation: Pending  
**(Proposed for Continuance to December 8, 2011)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2011.0864Z (A. STARR: (415) 558-6362)  
312 CONNECTICUT STREET - Zoning Map Amendments - The Commission will consider a proposed Ordinance [BF 110845] introduced by Supervisor Cohen concerning Zoning Map Sheet No. ZN08 to: 1) rezone Block No. 4035, Lot No. 003 (312 Connecticut Street) from RH-2 to NC-2; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
Preliminary Recommendation: Approval of Proposed Ordinance to Board of Supervisors  
(Continued from Regular Meeting of October 20, 2011)

## C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

## D. DIRECTOR'S REPORT

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**E. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. REGULAR CALENDAR**

9. 2011.0206T (S. HAYWARD: (415) 558-6372)  
ADOPTION TO PLANNING CODE AMENDMENTS RELATED TO THE CREATION OF A DEFINITION OF STUDENT HOUSING - Amendments to the Planning Code Sections 102.36, 135(d)(2), 207.6(B)(3), 307(j), 317(b)(1), 317(f)(1), and 401 -  
 Establishing a definition of Student Housing, modifying open space requirements for dwellings less than 350 square feet plus bathroom, modifying unit mix requirements for Student Housing, monitoring conversion of Student Housing to housing, and prohibiting the conversion of housing to Student Housing; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.
  
10. 2009.0291E & 2010.0275E (M. JACINTO: (415) 575-9033)  
151 THIRD, 670 and 676 HOWARD and 935 FOLSOM STREETS -  
 San Francisco Museum of Modern Art (SFMOMA) Expansion and Fire Station No. 1 Relocation and Housing Project - **Certification of Final Environmental Impact Report.** The project sponsor, SFMOMA, proposes to expand the existing SFMOMA located at 151 Third Street (Assessor Block 3722, Lot 78) and relocate Fire Station No. 1 from its existing 676 Howard Street location (Assessor Block 3722, Lot 28) to 935 Folsom Street (Assessor Block 3753, Lot 140). The sponsor proposes demolition of the existing 7,620-square-foot, 4-story-over-basement building at 670 Howard Street (Assessor Block 3727, Lot 027), and demolition of the existing 4,400-square-foot, 2-story Fire Station No. 1 at 676 Howard Street as well as vacation of a 115-by-30-foot land-locked portion of Hunt Street located between 151 Third and 670 and 676 Howard Street to accommodate the museum expansion. SFMOMA would construct an approximately 200-foot-tall, 230,000-square-foot building addition at the rear of the 151 Third Street building and on the 670-676 Howard Street parcels and the vacated Hunt Street right-of-way extending from Minna Street to Howard Street in order to display the museum's existing and future art collections and to consolidate its support functions on site. The proposed expansion wing would connect to the existing museum and accommodate expanded gallery, public and support spaces. Portions of the existing museum would be renovated, including an expanded restaurant. The ticketing lobby now located in the atrium would be relocated to the second floor, so that the ground floor of the museum, including the Third Street atrium and new ground floor gallery on Howard Street would be publicly accessible without charge. The existing building at 935 Folsom Street (formerly used for apparel manufacturing and commercial laundry, currently vacant) would be demolished, the site subdivided, and a new 15,000-square-foot, 2-story-plus-mezzanine, approximately 34-foot-tall replacement fire station would be constructed on the northern portion of the parcel fronting Folsom Street. At-grade parking would be provided for 15-vehicles on the site. On the southern portion of the 935 Folsom Street site, a 4-story, approximately 43-foot-tall future residential building would be constructed comprising up to 13 residential units and 10 off-street parking spaces in the building's basement level. The 151 Third Street site is located in a C-3-O (Downtown Office) Use District and a 500-I Height and Bulk District. 670 Howard Street is located in a C-3-S (Downtown Support) Use District and a 320-I Height and Bulk District. 676 Howard Street is located in a P (Public) and the 320-I Height and Bulk District. The 935 Folsom Street parcel is located in a MUR (Mixed-Use Residential) District and an 85-X/45-X Height and Bulk District. As part of project approvals, the Planning Commission will consider a recommendation to

rezone 676 Howard Street from P to C-3-S to accommodate the proposed museum expansion and to rezone the northern portion of 935 Folsom Street from MUR to P, consistent with the proposed fire station use. No amendments to existing height districts are proposed.

Preliminary Recommendation: certify the Environmental Impact Report

**NOTE: The public review period for the Draft Environmental Impact Report is closed. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the public comment portion of the Commission calendar.**

- 11a. 2009.0291MRZ and 2010.0275MRZ (K. GUY: (415) 558-6163)  
151 THIRD, 670 and 676 HOWARD and 935 FOLSOM STREETS - Adoption of Findings under the California Environmental Quality Act. The project sponsor, SFMOMA, proposes to expand the existing SFMOMA located at 151 Third Street (Assessor Block 3722, Lot 78) and relocate Fire Station No. 1 from its existing 676 Howard Street location (Assessor's Block 3722, Lot 27) to 935 Folsom Street (Assessor's Block 3753, Lot 140). The sponsor proposes demolition of the existing 7,620-square-foot, 4-story-over-basement building at 670 Howard Street (Assessor's Block 3722, Lot 027), and demolition of the existing 4,400-square-foot, 2-story Fire Station No. 1 at 676 Howard Street, as well as vacation of a 115-by-30-foot land-locked portion of Hunt Street located between 151 Third and 670 and 676 Howard Street, to accommodate the museum expansion. SFMOMA would construct an approximately 200-foot-tall, 230,000-square-foot building addition at the rear of the 151 Third Street building and on the 670-676 Howard Street parcels and the vacated Hunt Street right-of-way extending from Minna Street to Howard Street in order to display the museum's existing and future art collections and to consolidate its support functions on site. The existing building at 935 Folsom Street would be demolished, the site subdivided, and a new 15,000-square-foot, 2-story-plus-mezzanine, approximately 34-foot-tall replacement fire station would be constructed on the northern portion of the parcel fronting Folsom Street, including at-grade parking. On the southern portion of the 935 Folsom Street site, a 4-story, approximately 43-foot-tall future residential building would be constructed comprising up to 13 residential units and 10 off-street parking spaces in the building's basement level. The 151 Third Street site is located in a C-3-O (Downtown Office) Use District and a 500-I Height and Bulk District. The 670 Howard Street site is located in a C-3-S (Downtown Support) Use District and a 320-I Height and Bulk District. The 676 Howard Street site is located in a P (Public) District and a 320-I Height and Bulk District. The 935 Folsom Street site is located in a MUR (Mixed-Use Residential) District and a 85-X/45-X Height and Bulk District.
- Preliminary Recommendation: Adopt Findings

- 11b. 2009.0291MRZ and 2010.0275MRZ (K. GUY: (415) 558-6163)  
151 THIRD, 670 and 676 HOWARD and 935 FOLSOM STREETS - Consideration of a motion making findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1 for 1) The Vacation and Change of Use for a portion of Hunt Street right-of-way located between the properties at 151 Third Street (Assessor Block 3722, Lot 78) and 670-676 Howard Street (Assessor's Block 3722, Lots 027-28), 2) Construction of a new fire station located at 935 Folsom Street (Assessor's Block 3753, Lot 140); and, 3) Subdivision of the property at 935 Folsom Street into two lots. The project sponsor, SFMOMA, proposes to expand the existing SFMOMA located at 151 Third Street and relocate Fire Station No. 1 from its existing 676 Howard Street location to 935 Folsom Street. The sponsor proposes demolition of the existing 7,620-square-foot, 4-story-over-basement building at 670 Howard Street, and demolition of the existing 4,400-square-foot, 2-story Fire Station No. 1 at 676 Howard Street as well as vacation of a 115-by-30-foot land-locked portion of Hunt Street located between 151 Third Street and 670 and 676 Howard Street to accommodate the museum expansion. SFMOMA would construct an approximately 200-foot-tall, 230,000-square-foot building

addition at the rear of the 151 Third Street building and on the 670-676 Howard Street parcels and the vacated Hunt Street right-of-way extending from Minna Street to Howard Street in order to display the museum's existing and future art collections and to consolidate its support functions on site. The existing building at 935 Folsom Street would be demolished, the site subdivided, and a new 15,000-square-foot, 2-story-plus-mezzanine, approximately 34-foot-tall replacement fire station would be constructed on the northern portion of the parcel fronting Folsom Street, including at-grade parking. On the southern portion of the 935 Folsom Street site, a 4-story, approximately 43-foot-tall future residential building would be constructed comprising up to 13 residential units and 10 off-street parking spaces in the building's basement level. The 151 Third Street site is located in a C-3-O (Downtown Office) Use District and a 500-I Height and Bulk District. The 670 Howard Street site is located in a C-3-S (Downtown Support) Use District and a 320-I Height and Bulk District. The 676 Howard Street site is located in a P (Public) District and a 320-I Height and Bulk District. The 935 Folsom Street site is located in a MUR (Mixed-Use Residential) District and a 85-X/45-X Height and Bulk District. Preliminary Recommendation: Adopt General Plan Consistency Findings

- 11c. 2009.0291MRZ and 2010.0275MRZ (K. GUY: (415) 558-6163)  
151 THIRD, 670 and 676 HOWARD and 935 FOLSOM STREETS - Request for a General Plan Amendment (Planning Code Section 340) to amend Map 2 of the Community Facilities Element of the San Francisco General Plan to delete reference to 676 Howard Street (Assessor's Block 3722, Lot 28) as a fire facility and add reference to 935 Folsom Street (Assessor's Block 3753, Lot 140) as a fire facility. The project sponsor, SFMOMA, proposes to expand the existing SFMOMA located at 151 Third Street (Assessor Block 3722, Lot 78) and relocate Fire Station No. 1 from its existing 676 Howard Street location to 935 Folsom Street. The sponsor proposes demolition of the existing 7,620-square-foot, 4-story-over-basement building at 670 Howard Street (Assessor's Block 3722, Lot 027), and demolition of the existing 4,400-square-foot, 2-story Fire Station No. 1 at 676 Howard Street as well as vacation of a 115-by-30-foot land-locked portion of Hunt Street located between 151 Third and 670 and 676 Howard Street to accommodate the museum expansion. SFMOMA would construct an approximately 200-foot-tall, 230,000-square-foot building addition at the rear of the 151 Third Street building and on the 670-676 Howard Street parcels and the vacated Hunt Street right-of-way extending from Minna Street to Howard Street in order to display the museum's existing and future art collections and to consolidate its support functions on site. The existing building at 935 Folsom Street would be demolished, the site subdivided, and a new 15,000-square-foot, 2-story-plus-mezzanine, approximately 34-foot-tall replacement fire station would be constructed on the northern portion of the parcel fronting Folsom Street, including at-grade parking. On the southern portion of the 935 Folsom Street site, a 4-story, approximately 43-foot-tall future residential building would be constructed comprising up to 13 residential units and 10 off-street parking spaces in the building's basement level. The 151 Third Street site is located in a C-3-O (Downtown Office) Use District and a 500-I Height and Bulk District. The 670 Howard Street site is located in a C-3-S (Downtown Support) Use District and a 320-I Height and Bulk District. The 676 Howard Street site is located in a P (Public) District and a 320-I Height and Bulk District. The 935 Folsom Street site is located in a MUR (Mixed-Use Residential) District and a 85-X/45-X Height and Bulk District. Preliminary Recommendation: Recommend Approval to the Board of Supervisors.
- 11d. 2009.0291MRZ and 2010.0275MRZ (K. GUY: (415) 558-6163)  
151 THIRD, 670 and 676 HOWARD and 935 FOLSOM STREETS - Request to Reclassify (Planning Code Section 302) the property at 676 Howard Street (Assessor's Block 3722, Lot 28) from the P (Public) District to the C-3-S (Downtown, Support) District, and to Reclassify the northerly portion of the property at 935 Folsom Street (Assessor's Block 3753, Lot 140) from the MUR (Mixed-Use Residential) District to the P (Public) District. The project sponsor, SFMOMA, proposes to expand the existing SFMOMA



located at 151 Third Street (Assessor Block 3722, Lot 78) and relocate Fire Station No. 1 from its existing 676 Howard Street location to 935 Folsom Street. The sponsor proposes demolition of the existing 7,620-square-foot, 4-story-over-basement building at 670 Howard Street (Assessor's Block 3722, Lot 027), and demolition of the existing 4,400-square-foot, 2-story Fire Station No. 1 at 676 Howard Street as well as vacation of a 115-by-30-foot land-locked portion of Hunt Street located between 151 Third and 670 and 676 Howard Street to accommodate the museum expansion. SFMOMA would construct an approximately 200-foot-tall, 230,000-square-foot building addition at the rear of the 151 Third Street building and on the 670-676 Howard Street parcels and the vacated Hunt Street right-of-way extending from Minna Street to Howard Street in order to display the museum's existing and future art collections and to consolidate its support functions on site. The existing building at 935 Folsom Street would be demolished, the site subdivided, and a new 15,000-square-foot, 2-story-plus-mezzanine, approximately 34-foot-tall replacement fire station would be constructed on the northern portion of the parcel fronting Folsom Street, including at-grade parking. On the southern portion of the 935 Folsom Street site, a 4-story, approximately 43-foot-tall future residential building would be constructed comprising up to 13 residential units and 10 off-street parking spaces in the building's basement level. The 151 Third Street site is located in a C-3-O (Downtown Office) Use District and a 500-I Height and Bulk District. The 670 Howard Street site is located in a C-3-S (Downtown Support) Use District and a 320-I Height and Bulk District. The 676 Howard Street site is located in a P (Public) District and a 320-I Height and Bulk District. The 935 Folsom Street site is located in a MUR (Mixed-Use Residential) District and a 85-X/45-X Height and Bulk District.

Preliminary Recommendation: Recommend Approval to the Board of Supervisors.

12. 2005.1004E (L. GIBSON: (415) 575-9032)  
**THE GLEN PARK COMMUNITY PLAN - Certification of the Final Environmental Impact Report (EIR)** - The Plan area has the following general boundaries: Chenery Street to the north; Roanoke Street to the east; San Jose Avenue and Bosworth Street to the south; and Elk Street to the west. The Plan includes policies in the areas of land use, transportation and open space. The Plan requires amendments to the City & County of San Francisco's General Plan, Planning Code and Zoning Map.  
**Please note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on June 13, 2011. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.**  
 Preliminary Recommendation: Certify the Final EIR
- 13a. 2005.1004EMTZR (J. SWAE: (415) 575-9069)  
**THE GLEN PARK COMMUNITY PLAN - Adoption of Findings under the California Environmental Quality Act** - The Plan area has the following general boundaries: Chenery Street to the north; Roanoke Street to the east; San Jose Avenue and Bosworth Street to the south; and Elk Street to the west. The Plan includes policies in the areas of land use, transportation and open space. The Plan requires amendments to the City & County of San Francisco's General Plan, Planning Code and Zoning Map.  
 Preliminary Recommendation: Approval.
- 13b. 2005.1004EMTZR (J. SWAE: (415) 575-9069)  
**THE GLEN PARK COMMUNITY PLAN - GENERAL PLAN AMENDMENTS** - **Consideration of a Resolution amending the San Francisco General Plan pursuant to San Francisco Charter Section 4.105, Planning Code § 340(c) and § 306.3,** including adding a new area plan, the Glen Park Community Plan, and making related amendments to the Commerce and Industry Element, Recreation and Open Space Element, Urban Design Element and revisions to the Land Use Index of the General



Plan. This Resolution also includes General Plan consistency findings, Section 101.1 priority policy findings and environmental findings.

Preliminary Recommendation: Approval

- 13c. 2005.1004EMTZR (J. SWAE: (415) 575-9069)  
**THE GLEN PARK COMMUNITY PLAN - PLANNING CODE TEXT AMENDMENTS - Consideration of a Resolution amending the San Francisco Planning Code. Planning Code text amendments would revise controls including but not limited to those for land use, height and bulk, density and parking; establish one new Zoning District, and make related amendments to the Planning Code necessary to implement the General Plan as proposed to be amended pursuant to the Glen Park Community Plan.** Code sections to be amended include § 121.1, 121.2, 124, 134, 135, 145.4, 151.1, 155, 201, 263.20, 607.1, 702.1 and the creation of new § 738.1 – The Glen Park Neighborhood Commercial Transit District (Glen Park NCT). This Resolution also includes General Plan consistency findings, Section 101.1 priority policy findings, and environmental findings.  
 Preliminary Recommendation: Approval
- 13d. 2005.1004EMTZR (J. SWAE: (415) 575-9069)  
**THE GLEN PARK COMMUNITY PLAN - Zoning Map Amendments - Consideration of a Resolution amending the Zoning Map of the San Francisco Planning Code, pursuant to Planning Code § 302(c) and § 306.3.** These include amendments to Sheets ZN11 classifying the following blocks and lots as part of the Glen Park Neighborhood Commercial Transit, - Assessors Blocks and lots: 6727/023A; 6739/006; 6740/017, 018, 019, 020; 6742/003, 004, 009, 010, 011, 012, 013, 014, 019, 020, 021, 022, 029, 030, 031, 036, 037, 038, 039, 040, 041, 042, 043, 003A, 014A; 6744/020, 021, 025, 026, 027, 031 (partial); 6745/044, 046, 060, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090; 6746/027; 6756/001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 036, 037, 038, 039; 6768/001, 003, 004, 037, 038, 039, 044 (partial), 045, 046, 047, 048; and amending Sheet HT11 of the Zoning Map, reclassifying the following properties from a 40-X Height/Bulk District to a 30-X Height/Bulk District: 6727/023A; 6739/006; 6740/017, 018, 019, 020; 6742/003, 004, 009, 010, 011, 012, 013, 014, 019, 020, 021, 022, 029, 030, 031, 036, 037, 038, 039, 040, 041, 042, 043, 003A, 014A; 6744/020, 021, 025, 026; 6746/027. This Resolution also includes General Plan consistency findings, Section 101.1 priority policy findings, and environmental findings.  
 Preliminary Recommendation: Approval
- 13e. 2005.1004EMTZR (J. SWAE: (415) 575-9069)  
**THE GLEN PARK COMMUNITY PLAN - General Plan Consistency and Planning Code Section 101.1 Findings -** Consideration of a Motion regarding the consistency of the Community Plan and related planning documents and actions with the General Plan of the City and County of San Francisco, as it is proposed to be amended, and the Priority Policies of Planning Code Section 101.1.  
 Preliminary Recommendation: Approval
14. 2011.1077D (A. PUTRA: (415) 575-9079)  
**10 CUMBERLAND STREET** - north side between Dolores and Guerrero Streets; Lot 046 in Assessor's Block 3598 - **Requests for Discretionary Review** of Building Permit Application No. 2011.06.10.7922 proposing to construct a 3.5 feet high 1-hour fire rated parapet and roof deck, and infill a lightwell of a two-story, single-family building within the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.  
 Staff Analysis: Abbreviated Discretionary Review  
 Preliminary Recommendation: Do not take Discretionary Review and approve

- 15a. 2011.0063D (J. IONIN: (415) 558-6309)  
135 EL CAMINO DEL MAR - south side between 25<sup>th</sup> Avenue and the western most entrance to the Presidio; Lot 031 in Assessor's Block 1334 - **Request for Discretionary Review** of Building Permit Application No. 2010.01.07.4358 proposing to legalize horizontal additions built without benefit of permit at the southeastern-most rear portion, along the east side and over the garage at the front of the single-family residence within an RH-1(D) (Residential House, One-Family, Detached), Scenic Special Sign District, and 40-X Height and Bulk District.  
Preliminary Recommendation: Take Discretionary Review and approve with modifications (Continued from the Regular Meeting on October 27, 2011)  
**NOTE: On May 19, 2011, following public testimony, the Commission continued to matter to September 22, 2011. Public hearing remains open.**  
**NOTE: On 9/22/11, without a hearing, the item was continued to 10/27/11.**  
**NOTE: On October 27, 2011 without a hearing, the item was continued to 11/10/11.**
- 15b. 2010.0868V (J. IONIN: (415) 558-6309)  
135 EL CAMINO DEL MAR - south side between 25<sup>th</sup> Avenue and the western most entrance to the Presidio; Lot 031 in Assessor's Block 1334 - **Request for Rear Yard and Non-complying Structure Variances** pursuant to Sections 134 and 188 of the Planning Code to legalize additions built without benefit of permit at the southeastern-most rear portion, along the east side and over the garage at the front of the single-family residence. A portion of the horizontal addition at the rear encroaches into the required rear yard within an RH-1(D) (Residential House, One-Family, Detached), Scenic Special Sign District, and 40-X Height and Bulk District.  
(Continued from the Regular Meeting on October 27, 2011)  
**NOTE: On May 19, 2011, following public testimony, the Zoning Administrator continued the item to 9/22/2011. Public hearing remains open.**  
**NOTE: On 9/22/11, without a hearing, the item was continued to 10/27/11.**  
**NOTE: On October 27, 2011 without a hearing, the item was continued to 11/10/11.**

#### G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting &

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, November 17, 2011

**10:00 AM**

**Special Meeting**

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;

Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. **When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

GOVERNMENT  
DOCUMENTS DEPT

NOV 17 2011

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PUBLIC LIBRARY

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

**Policy on Commissioner's requests for hearings:** There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### San Francisco Lobbyist Ordinance

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsuprvr/sunshine](http://www.sfgov.org/bdsuprvr/sunshine).

#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

10:00 AM \_\_\_\_\_

**ROLL CALL:**

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. SPECIAL CALENDAR**

1. 2006.07371 (J. PURVIS: (415) 558-6354)  
ACADEMY OF ART UNIVERSITY INSTITUTIONAL MASTER PLAN - Public hearing on the Academy of Art University Institutional Master Plan (IMP) pursuant to Planning Code Section 304.5 - The Academy of Art University is located on forty (40) separate parcels. The IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and development plans. This hearing concerns the 2011 draft of the IMP, which is available for viewing online at <http://imp.sfplanning.org>.  
Recommended Action: Informational presentation, no action requested.

Adjournment:





# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting &

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, November 17, 2011

**12:00 PM**

**Regular Meeting**

GOVERNMENT  
DOCUMENTS DEPT

NOV 17 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;

Hisashi Sugaya

Commission Secretary: Linda D. Avery

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*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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#### COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

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12:00 PM \_\_\_\_\_

## ROLL CALL:

President: Christina R. Olague  
Vice-President: Ron Miguel  
Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong;  
Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2009.0156E (J. BATTIS: (415) 575-9022)  
**89 BELGRAVE AVENUE** - south side between Stanyan and Shrader Streets; Lot 072 of Assessor's Block 2688 - **Appeal of Preliminary Mitigated Negative Declaration** for the proposed project entailing 1) subdivision of an existing 7,500-square foot parcel into two lots, resulting in an approximately 4,200-sq ft lot with 42 feet of frontage along Belgrave Avenue containing an existing single-family residence, and a second undeveloped approximately 3,300-sq ft parcel with 33 feet of frontage along Belgrave Avenue to the west of the existing building; 2) enlarging an existing 2,270-sq ft residence by approximately 2,000 sq ft, resulting in an approximately 4,210-sq ft, approximately 37-foot-high building with two off-street parking spaces; and 3) construction of a new approximately 3,971-sq ft, 37-foot-high three-story-over two-car garage single-family residence. The project site is located within an RH-1(D) (Residential House, One-Family (Detached Dwelling)) District and a 40-X Height and Bulk District in the Haight-Ashbury neighborhood. The proposed project would require a variance from the minimum lot area requirements.  
(Continued from Regular Meeting of October 6, 2011)  
**(Proposed for Continuance to January 12, 2012)**
2. 2011.0471C (K. GUY: (415) 558-6163)  
**1111 CALIFORNIA STREET** - southwest corner at Taylor Street, Lot 020 of Assessor's Block 0253 - **Request for Conditional Use Authorization** to continue the existing nonconforming entertainment and assembly use of the "Nob Hill Masonic Center", and to continue operation of the existing food and beverage service uses within the Center, pursuant to Planning Code Sections 185(e) and 303, within the RM-4 (Residential, Mixed, High Density) District, the Nob Hill Special Use District, and the 65-A Height and Bulk District. No interior or exterior modifications, or changes in patron capacity of the existing facility, are requested as a part of this action.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of October 27, 2011)  
**(Proposed for Continuance to January 19, 2012)**
- 3a. 2010.0959CV (D. SANCHEZ: (415) 575-9082)  
**147 SOUTH PARK AVENUE** - south side between 3<sup>rd</sup> Street and Jack London Place, Lot 031 in Assessor's Block 3775 - **Request for Conditional Use Authorization** under Planning Code Sections 814.13 and 303 to demolish an existing single family dwelling and construct as the replacement structure a four-story, two-unit multifamily dwelling with a ground floor commercial use identified as an eating establishment. The proposal is within the South Park Zoning District with a 40-X Height and Bulk designation.  
(Continued from Regular Meeting of October 6, 2011)  
**(Proposed for Continuance to January 19, 2012)**

- 3b. 2010.0959CV (D. SANCHEZ: (415) 575-9082)  
147 SOUTH PARK AVENUE - south side between 3<sup>rd</sup> Street and Jack London Place, Lot 031 in Assessor's Block 3775 - **Request for Variance** under Planning Code Sections 145.1 and 306 to provide a parking entrance of 16 feet, in excess of 1/3 of the lot width, at the rear of the lot as part of the four-story, two-unit multifamily replacement structure. The proposal is within the South Park Zoning District with a 40-X Height and Bulk designation.  
(Continued from Regular Meeting of October 6, 2011)  
**(Proposed for Continuance to January 19, 2012)**
4. 2010. 1013D (G. CABREROS: (415) 558-6169)  
7327 GEARY BOULEVARD - south side between 37th and 38th Avenues; Lot 038 in Assessor's Block 1507 - **Mandatory Discretionary Review** pursuant to Planning Code Section 317(d) of Building Permit Application No. 2010.10.07.2476 proposing a major alteration, equivalent to a *de facto* residential demolition of a one-story-plus-attic, single-family residence resulting in a four-story, two-unit building within the RM-1 (Residential, Mixed, Low Density) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve  
**(Proposed for Continuance to December 15, 2011)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. 2011.0256C (A. PUTRA: (415) 575-9079)  
98 WEST PORTAL AVENUE - northwest corner of West Portal Avenue and Vicente Street; Lots 009 and 010 in Assessor's Block 2931 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 729.83, and 303 to establish a new wireless telecommunication services (WTS) facility consisting of six panel antennas located on the rooftop of a financial service building with a Location Preference 6 (Wholly Commercial Structure within an Individual Neighborhood Commercial District), as part of the AT&T wireless telecommunications network in the West Portal Avenue Neighborhood Commercial District, and a 26-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

## C. COMMISSIONERS' QUESTIONS AND MATTERS

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

6. Consideration of Adoption:
- Draft Minutes of Regular Meeting of October 27, 2011
7. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

## D. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

## E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

## F. REGULAR CALENDAR

10. 2011.0172T (A. STARR: (415) 558-6362)  
PROPOSED CHANGES TO RESTAURANT, VIDEO STORES, AND RELATED LAND USE CONTROLS - The Commission will consider an Ordinance introduced by Supervisor Mirkarimi concerning self-service restaurants, retail coffee stores, and video stores as well as additional recommendations by Planning staff to consolidate existing restaurant definitions and controls. Specifically, the proposed Ordinance would amend the San Francisco Planning Code by amending Sections 710, 730, 733A, 733A.1, 790.90, 790.91, and 790.102 of the Planning Code to: (1) increase the maximum use size for Small Self-Service Restaurants in Neighborhood Commercial Districts to that of the non-residential use size limit for the district and eliminate the limit on the number of seats; (2) increase the minimum size for Large Self-Service Restaurants in Neighborhood Commercial Districts to that of the non-residential use size limit for the district; (3) principally permit Small Self-Service Restaurants and Video Stores in Neighborhood Commercial Cluster (NC-1) and Neighborhood Commercial Transit Cluster (NCT-1) Districts; (4) conditionally permit Large Self-Service Restaurants in the Inner Sunset Neighborhood Commercial District; (5) require that mechanical noise and vibration from Self-Service Restaurants be confined to the premises; and (6) remove the prohibition of on-site food preparation and cooking and reheating equipment in Retail Coffee Stores; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.  
Preliminary Recommendation: Adoption  
(Continued from Regular Meeting of October 6, 2011)
11. 2005.0233C (B. FU: (415) 558-6613)  
49 JULIAN AVENUE - east side of Julian Avenue between 14<sup>th</sup> and 15<sup>th</sup> Streets, Lot 032 in Assessor's Block 3547 - **Request for Conditional Use Authorization** under Planning Code Sections 215(a), 175.6(e)(1)(c), 151.1 and 303 to allow the demolition of an existing one-story, industrial building and the construction of a new approximately 10,500-square foot, 50-foot tall, five-story residential building containing eight dwelling units and eight ground floor parking spaces utilizing its Eastern Neighborhoods Pipeline status per Planning Code Section 175.6(e) to elect to conform to the controls under the former C-M (Heavy Commercial) Zoning District and the 50-X Height and Bulk District, while conforming to Articles 1, 1.2, 1.5 and 2.5, as amended by the Eastern Neighborhoods



Controls, or requesting Conditional Use authorization to seek relief from those amended Articles. The project site is currently in the UMU (Urban Mixed Use) District and a 45-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting November 10, 2011)

12. 2011.0879D (S. YOUNG: (415) 558-6346)  
1813 FULTON STREET - south side of Fulton Street between Ashbury Street and Masonic Avenue; Lot 001 in Assessor's Block 1187 - **Request for Discretionary Review of Building Permit Application No. 2011.05.10.5758**, proposing to legalize the change of use of a small self-service restaurant (d.b.a. Bistro Gambinus) to a full-service restaurant (continuing d.b.a. Bistro Gambinus). The proposal is to convert from a self-service type restaurant to a full-service type restaurant and will not involve any tenant improvements to the approximately 950 square-foot ground floor commercial tenant space.  
Preliminary Recommendation: Take Discretionary Review and approve the project with conditions
13. 2011.0682DD (S. LAI: (415) 575-9087)  
4218 MISSION STREET - west side between Castle Manor and Admiral Avenues; Lot 004 in Assessor's Block 6803 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Sections 711.84 and 790.141 in association with Building Permit Application No. 2011.02.23.0782, proposing to develop a Medical Cannabis Dispensary (d.b.a. "The Green Cross") on the ground floor of an existing building. This project lies within the NC-2 (Small-Scale, Neighborhood Commercial) District, and within the 40-X Height and Bulk District. A separate request for Discretionary Review has also been filed by a member of the public against the project.  
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
14. 2010.0506DD (A. PUTRA: (415) 575-9079)  
5258 MISSION STREET - west side between Niagara and Mount Vernon Avenues; Lot 003B in Assessor's Block 7031 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Sections 711.84 and 790.141 in association with Building Permit Application No. 2010.05.27.3337, to allow a Medical Cannabis Dispensary (d.b.a. Mission Organic) to locate within the existing vacant ground-floor tenant space. The proposed dispensary would not include on-site smoking, consumption, vaporizing, or cultivation. The property is located within an NC-2 (Small-scale, Neighborhood Commercial) District and 40-X Height and Bulk District. A separate request for Discretionary Review has also been filed by a member of the public against the project.  
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
15. 2010.0468DD (A. PUTRA: (415) 575-9079)  
5234 MISSION STREET - west side between Niagara and Mount Vernon Avenues; Lot 002C in Assessor's Block 7031 - **Mandatory Discretionary Review for a Medical Cannabis Dispensary**, pursuant to Planning Code Sections 711.84 and 790.141 in association with Building Permit Application No. 2010.06.16.4643, to allow a new Medical Cannabis Dispensary (d.b.a. TreeMed) to locate within the existing vacant ground-floor tenant space. The proposed dispensary would not include on-site smoking, consumption, vaporizing, or cultivation. The property is located within an NC-2 (Small-scale, Neighborhood Commercial) District and 40-X Height and Bulk District. A separate request for Discretionary Review has also been filed by a member of the public against the project.  
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

## G. PUBLIC COMMENT



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The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:



# NOTICE OF CANCELLATION

## SAN FRANCISCO PLANNING COMMISSION Regular Meeting *Thursday, November 24, 2011*

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for *Thursday, November 24, 2011*, has been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, December 1, 2011*.

### PLANNING COMMISSION ROSTER:

PRESIDENT	CHRISTINA OLAGUE
VICE-PRESIDENT	RON MIGUEL
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	GWYNETH BORDEN
COMMISSIONER	RODNEY FONG
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING	JOHN RAHAIM
COMMISSION SECRETARY	LINDA D. AVERY

11-17-11P02:17 RCVD

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NOV 17 2011

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# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting &

## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, December 1, 2011

12:00 PM

Regular Meeting

11-22-11P01:26 RCVD

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NOV 22 2011

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12:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0726C (S. VELLVE: (415) 558-6263)  
1188 FRANKLIN STREET - southeast corner of Geary and Franklin Streets; Lot 017 in Assessor's Block 0714 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 712.83 and 303, to allow AT&T Mobility to locate up to nine (9) WTS panel antennas flush mounted to the building's exterior and related equipment on the roof of a four-story office building occupied by the International Longshore and Warehouse Union within a NC-3 (Neighborhood Commercial, Moderate Scale) District and 130-E Height and Bulk District. The site is a Location Preference 3 (wholly commercial structure). Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to December 8, 2011)**
2. 2010.0791C (S. VELLVE: (415) 558-6263)  
900 BAKER STREET - northwest corner of Turk Street and Saint Joseph's Avenue; Lot 005 in Assessor's Block 1118 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.6(b) and 303, to allow T-Mobile to locate up to five (5) WTS panel antennas within three existing church cupolas and related equipment at the St. John the Baptist Serbian Orthodox Cathedral, within a RM-1 (Residential, Mixed, Low Density) District and 40-X Height and Bulk District. The site is a Location Preference 1 (publicly-used structure). Preliminary Recommendation: Approval with Conditions  
**(Proposed for Continuance to January 12, 2012)**

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. 2011.0308D (R. CRAWFORD: (415) 558-6358)  
1430 LARKIN STREET - east side between California and Sacramento Streets; Lot 017 in Assessor's Block 0249 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(f), of Building Permit Application No. 2009.1216.3365, proposing to legalize the conversion of a dwelling unit on the second floor of a residential hotel into two residential hotel units within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District.  
Staff Analysis: Full Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve

4. 2011.0966C (M. SMITH: (415) 558-6322)  
1509 SLOAT BOULEVARD (A.K.A LAKESHORE PLAZA SHOPPING CENTER) - south side between Everglade and Clearfield Drives, Lot 004 in Assessor's Block 7255 - **Request for Conditional Use Authorization** pursuant to Planning Code Sections 703.4 and 303 to establish a new, formula retail, coffee shop (d.b.a. "Peet's Coffee & Tea") in the 900 square-foot tenant space occupied by "Tully's Coffee" in the Lakeshore Plaza Shopping Center. The site is located within a NC-S (Neighborhood Commercial Shopping Center) District, the Lakeshore Plaza Special Use District, and a 26-40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
5. 2011.1116C (E. WATTY: (415) 558-6620)  
700 FILBERT STREET (AKA 1811 POWELL STREET) - at the intersection of Columbus Avenue, Via Bufano, and Powell Street; Lot 008 in Assessor's Block 0090 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303(c), 722.69A, and 790.93, to allow a "Self-Service Specialty Food" establishment (d.b.a Victoria Pastry) within the North Beach NCD (Neighborhood Commercial District), the North Beach SUD (Special Use District), the Telegraph Hill - North Beach Residential SUD, the North Beach Limited Financial SUD, and 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

**Adoption of Commission Minutes** – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

6. Consideration of Adoption:
- Draft Minutes of Regular Meeting of November 3, 2011
  - Draft Minutes of Regular Meeting of November 10, 2011
7. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DIRECTOR'S REPORT

8. Director's Announcements
9. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

#### E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**F. REGULAR CALENDAR**

10. 2011.1067C (E. WATTY: (415) 558-6620)  
1529 POLK STREET (AKA 1630 CALIFORNIA STREET) - west side between California and Sacramento Streets; Lot 003 in Assessor's Block 0643 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303(c), 303(i), 703.4, 723.40, and 790.102, to allow a "formula retail use" (d.b.a Sherwin Williams) within a vacant commercial tenant space. The Subject Property is located within the Polk Street Neighborhood Commercial District (NCD) and 65-A Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
11. 2011.0716C (M. SMITH: (415) 558-6322)  
259 BROAD STREET - south side between Capitol and Orizaba Avenues; Lot 052 of Assessor's Block 7114 - **Request for Conditional Use Authorization** pursuant to Planning Code Section 303 to modify the conditions of approval placed on the existing residential care facility in Motion No. 14958, Case No. 1999.644C, to allow for the construction of a one-story vertical addition that would add rooms for a caretaker's unit to the existing facility, located within a RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approve with Conditions
- 12a. 2010.0860D (C. TEAGUE: (415) 575-9081)  
183 BREWSTER STREET - east side between Joy Street and Esmeralda Boulevard; Lot 011 in Assessor's Block 5577 - **Request for Discretionary Review** of Building Permit Application No. 2006.09.25.3191, proposing to construct a new single-family home on a vacant lot in a RH-1 (Residential, House, One-Family) Zoning District, 40-X Height and Bulk District, and the Bernal Heights Special Use District.  
Staff Analysis: Full Discretionary Review Analysis  
Preliminary Recommendation: Do not take Discretionary Review and approve  
(Continued from Regular Meeting of November 3, 2011)
- 12b. 2010.0858D (C. TEAGUE: (415) 575-9081)  
187 BREWSTER STREET - east side between Joy Street and Esmeralda Boulevard; Lot 010 in Assessor's Block 5577 - **Request for Discretionary Review** of Building Permit Application No. 2006.09.25.3192, proposing to construct a new single-family home on a vacant lot in a RH-1 (Residential, House, One-Family) Zoning District, 40-X Height and Bulk District, and the Bernal Heights Special Use District.  
Staff Analysis: Full Discretionary Review Analysis  
Preliminary Recommendation: Do not take Discretionary Review and approve  
(Continued from Regular Meeting of November 3, 2011)
- 12c. 2010.0801D (C. TEAGUE: (415) 575-9081)  
191 BREWSTER STREET - east side between Joy Street and Esmeralda Boulevard; Lot 009 in Assessor's Block 5577 - **Request for Discretionary Review** of Building Permit Application No. 2006.09.25.3193, proposing to construct a new single-family home on a vacant lot in a RH-1 (Residential, House, One-Family) Zoning District, 40-X Height and Bulk District, and the Bernal Heights Special Use District.  
Staff Analysis: Full Discretionary Review Analysis  
Preliminary Recommendation: Do not take Discretionary Review and approve  
(Continued from Regular Meeting of November 3, 2011)
13. 2011.0861DD (M. SMITH: (415) 558-6322)  
2478 43<sup>RD</sup> AVENUE - east side between Taraval and Ulloa Street; Lot 023 in Assessor's Block 2383 - **Request for Discretionary Review** of Building Permit Application No. 2010.09.29.1880, proposing to construct a two-story rear horizontal addition and a one-

story vertical addition to an existing two-story single-family dwelling, resulting in a three-story, single-family dwelling, located in a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and approve

14. 2011.0817D (A. PUTRA: (415) 575.9079)  
4366 26TH STREET - north side between Diamond and Douglass Streets; Lot 016B in Assessor's Block 6556 - **Request for Discretionary Review** of Building Permit Application No. 2011.02.23.0805, proposing to construct a horizontal rear extension at the first floor level and add a new basement level at the rear (below the proposed first floor extension) to an existing two-story, single family building within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.  
Staff Analysis: Abbreviated Discretionary Review  
Preliminary Recommendation: Do not take Discretionary Review and approve

## 5:00 PM

15. 2010.0016E (D. LEWIS: (415) 575-9095)  
**BEACH CHALET ATHLETIC FIELDS RENOVATION - Public Hearing on the Draft Environmental Impact Report.** The San Francisco Recreation and Parks Department is proposing to renovate the Beach Chalet Athletic Fields facility, an approximately 9.4-acre public sports field facility located at 1500 John F. Kennedy Drive, along the western edge of Golden Gate Park. The Athletic Fields currently include four grass turf athletic fields surrounded by an 8-foot-tall metal chain link fence, an approximately 25,320-square-foot, 50-space asphalt parking lot (including one disabled-accessible space), a restroom building, and a cargo container being used as a maintenance shed. The project would include replacing the existing grass turf fields with synthetic turf, installing field lighting, renovating the existing restroom building, installing player benches and seating, and completing other modifications for parking, circulation, and spectator amenities to improve the overall conditions of the facility and increase the amount of play time available on the athletic fields. With project implementation, the project site would remain in its current use as an athletic field complex within an urban park. The project site is located in a Public Use District, a Coastal Special Use District, and an Open Space Height and Bulk District.  
**NOTE: Written comments will be accepted at the Planning Department until 5:00 p.m. on December 12, 2011.**  
Preliminary Recommendation: No Action Required

### G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:





# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

12-05-11A11:04 RCVD

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, December 8, 2011**  
**10:00 AM**  
**Special Meeting**

GOVERNMENT  
DOCUMENTS DEPT

DEC -5 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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1650 MISSION STREET, 4TH FLOOR RECEPTION

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or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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10:00 AM \_\_\_\_\_

ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

F. SPECIAL CALENDAR

1. 2007.0030M (K. GUY: (415) 558-6163)  
**8 WASHINGTON STREET** - north side of Washington Street between The Embarcadero and Drumm Street; Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall Lot 351, which includes Lot 13 - **Consideration of a Resolution of Intent to Initiate an Amendment** to "Map 2 - Height and Bulk Plan" within the Northeastern Waterfront Area Plan of the General Plan, to reclassify two portions of the southwestern portion of the development site from the existing 84-foot height limit to a height of 92 feet in one portion, and 136 feet in another portion. The requested action is associated with a development that proposes to demolish the existing surface parking lot and Golden Gateway Tennis and Swim Club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces.  
Preliminary Recommendation: Approve initiation

Adjournment:



# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting & Calendar

12-05-11A11:06 RCVD

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, December 8, 2011

GOVERNMENT  
DOCUMENTS DEPT

**1:00 PM**

DEC -5 2011

**Regular Meeting**

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
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- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.



1:00 PM \_\_\_\_\_

## ROLL CALL:

President	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.0304DV (B. FU: (415) 558-6613)  
147 ANDOVER STREET - east side between Powhattan and Eugenia Avenues; Lots 024 in Assessor's Block 5647 - **Requested Discretionary Review** of Building Permit Application No. 2010.10.21.3547, proposing to change the roofline at the rear of the subject building and construct a new rear deck and stair on the existing single-family dwelling in a RH-1 (Residential, House – One-Family) Zoning District and the Bernal Heights Special Use District with a 40-X Height and Bulk Designation.  
Preliminary Recommendation: Pending  
**(Proposed for Continuance to January 26, 2012)**
2. 2011.1064C (S. HAYWARD: (415) 558-6372)  
2800 SLOAT BOULEVARD - north side of Sloat Boulevard, between 46<sup>th</sup> and 47<sup>th</sup> Avenues, Lot 001 in Assessor's Block 2515 - **Request for Conditional Use Authorization**, pursuant to Planning Code Section 303(e), to add two years to the validity of the previously approved Conditional Use Authorization for the proposed project originally approved November 13, 2008 under Case No. 2005.1066C. The project includes the demolition of three existing commercial buildings and a 34-space parking lot, and the construction of three new mixed-use, five-story, 60-foot-tall buildings totaling approximately 120,000 gross square feet (gsf) over a 112-space subterranean parking structure and a one-story approximately 1,000 gsf commercial building. The project would include 56 dwelling units, approximately 23,000 gsf of ground-floor commercial uses including an open-air market. The three existing commercial buildings on the project site proposed for demolition include a retail shop (Aqua Surf Shop), restaurant/café (John's Ocean Beach Café), and a motel (Robert's Motel). The project site is within the NC-2 (Small-Scale Neighborhood Commercial) zoning district, 100-A Height and Bulk district, and the Local Coastal Zone Permit Area.  
Preliminary Recommendation:  
(Continued from Regular Meeting of November 10, 2011)  
**(Proposed for Continuance to January 26, 2012)**
3. 2007.0310C (B. BENDIX: (415) 575-9114)  
1340 NATOMA STREET - west side between 14<sup>th</sup> and 15<sup>th</sup> Streets; Lot 065 of Assessor's Block 3548 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 175.6(e), 215, 303, and 317 to demolish an existing single-family dwelling and to construct a 40-foot tall three-family dwelling within a UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District; and utilizing the Project's Eastern Neighborhoods Pipeline status per Planning Code Section 175.6(e) to elect to conform to the controls under the former C-M (Heavy Commercial) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions  
(Proposed for Indefinite Continuance)

**E. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2011.0726C (S. VELLVE: (415) 558-6263)  
1188 FRANKLIN STREET - southeast corner of Geary and Franklin Streets; Lot 017 in Assessor's Block 0714 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 712.83 and 303, to allow AT&T Mobility to locate up to nine (9) WTS panel antennas flush mounted to the building's exterior and related equipment on the roof of a four-story office building occupied by the International Longshore and Warehouse Union within a NC-3 (Neighborhood Commercial, Moderate Scale) District and 130-E Height and Bulk District. The site is a Location Preference 3 (wholly commercial structure). Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of December 1, 2011)

**B. COMMISSIONERS' QUESTIONS AND MATTERS**

5. Consideration of Adoption: 2012 Planning Commission hearing schedule
6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**C. DIRECTOR'S REPORT**

7. Director's Announcements
8. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**D. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**E. REGULAR CALENDAR**

9. 2011.0167T (S. HAYWARD: (415) 558-6372)  
AMENDMENTS TO THE PLANNING CODE INCLUDING BUT NOT LIMITED TO ARTICLES 10 AND 11 - Ordinance sponsored by the Planning Department that would amend the Planning Code including but not limited to Articles 10 and 11. The Planning Commission reviewed proposed amendments on August 5, 2010 and recommended approval with minor modifications of various Code Sections to the Board of Supervisors. The Historic Preservation Commission began a parallel review of the proposed amendments in 2010 on the following dates: July 21<sup>st</sup>, August 4<sup>th</sup>, 18<sup>th</sup>, September 1<sup>st</sup>, 15<sup>th</sup>, and 29<sup>th</sup>, October 6<sup>th</sup> 15<sup>th</sup>, and 21<sup>st</sup>, November 3<sup>rd</sup> and 17<sup>th</sup>.  
Preliminary Recommendation: Approval  
(Continued from Regular Meeting of November 10, 2011)
10. 2011.0198C (S. VELLVE: (415) 558-6263)  
601 - 14<sup>th</sup> AVENUE - southwest corner of Balboa Street and 14<sup>th</sup> Avenue; Lot 001 in Assessor's Block 1630 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 209.6 and 303, to allow AT&T Mobility to locate up to six (6) WTS panel antennas in three separate faux chimney elements on the roof and related equipment in the building's basement of the three-story institutional (Jewish Educational Society of San Francisco) building, within a RM-1 (Mixed, Low Density) District and 40-X Height and Bulk District. The site is a Location Preference 1 (school/institutional structure).  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of November 3, 2011)
11. 2011.0949D (S. YOUNG: (415) 558-6346)  
1737 POST STREET SUITE 300 (AKA 11 PEACE PLAZA) - south side between Webster and Buchanan Streets; Lot 009 in Assessor's Block 0700 - **Request for Discretionary Review** of Building Permit Application No. 2011.06.01.7183, proposing the change of use of an approximately 490 square-foot vacant ground floor commercial space (previously occupied by a retail store) into a small self-service restaurant (d.b.a. KB Café) within the interior of Japantown Center Kintetsu Mall in the NC-3 (Moderate-Scale) Neighborhood Commercial District, Japantown Special Use District, and 50-X Height and Bulk District. The proposal will involve interior tenant improvements to the commercial space.  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Take Discretionary Review and approve the project with conditions  
(Continued from Regular Meeting of November 10, 2011)
- 12a. 2008.0224D (T. WANG: (415) 558-6335)  
42 MIRAMAR AVENUE - east side between Grafton and Lake View avenues; Lot 033 in Assessor's Block 7016 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d), of Demolition Permit Application No. 2005.05.16.2509, proposing to demolish an existing single-family dwelling in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.  
Staff Analysis: **Full Discretionary Review**  
Preliminary Recommendation: Do not take Discretionary Review and approve
- 12b. 2005.0844DD (T. WANG: (415) 558-6335)  
42 MIRAMAR AVENUE - east side between Grafton and Lake View avenues; Lot 033 in Assessor's Block 7016 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 317(d) and one public request for **Discretionary Review**, of Building Permit Application No. 2005.05.16.2506, proposing to construct a two-story over garage, single-family dwelling in an RH-1 (Residential, House, One-Family) District and 40-X Height and Bulk District.

Staff Analysis: **Full Discretionary Review**

Preliminary Recommendation: Do not take Discretionary Review and approve

**F. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment:

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

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## Calendar

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
Thursday, December 15, 2011

**10:00 AM**

**Special Meeting**

12-12-11P03:02 RCVD

GOVERNMENT  
DOCUMENTS DEPT

DEC 12 2011

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

Case reports and relevant materials are linked to the items on calendar at the above web site.

View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)

Or

View the broadcast live, Thursdays on Cable Channel 78.

And

The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies: *When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)*

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### **Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings**

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### **San Francisco Lobbyist Ordinance**

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### **Accessible Meeting Policy**

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sofi@sfgov.org](mailto:sofi@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

#### **COMMUNICATIONS**

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.



10:00 AM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

## A. SPECIAL CALENDAR:

1. 2011.0532T (A. STARR: (415) 558-6362)  
USES, SIGNS, BUILDING FEATURES, FLOOR AREA RATIO, PARKING, AND COMPLIANCE IN SPECIFIED USE DISTRICTS - The Commission will consider a proposed Ordinance [BF 110548] amending the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3 and 607.4 and amending various other Code sections to as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would (1) increase the amount of principally permitted parking spaces for dwellings in RC-4 and C-3 Districts; (2) make off-street parking requirements in the Van Ness Special Use District and RC-3 Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking under specified circumstances; (5) amend the restrictions on off-street parking rates and extend them to additional zoning districts, (6) revise sign, awning, canopy and marquee controls in specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO and RM districts, and allow reactivation of lapsed limited commercial uses in R districts; (8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront Special Use Districts; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for historic buildings; and (11) modify conformity requirements in various use districts; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

(Continued from Regular Meeting of October 20 2011)

**NOTE: On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11**

2. 2011.0533Z (A. STARR: (415) 558-6362)  
ZONING MAP AMENDMENTS – WASHINGTON-BROADWAY SPECIAL USE DISTRICT 1; WATERFRONT SPECIAL USE DISTRICT 2 AND 3; SPECIAL DISTRICTS FOR SIGN ILLUMINATION; AND SPECIAL DISTRICTS FOR SCENIC STREETS - The Commission will consider a proposed Ordinance [BF 110547] introduced by Supervisor Chiu concerning Sheets SU01, SS01 and SS02 of the San Francisco Zoning Map as well as additional recommendations by Planning staff. Specifically, the proposed Ordinance would amend the San Francisco Planning Code by 1) adding blocks and lots to the Washington-Broadway Special Use District 1; 2) adding blocks to the Waterfront Special Use District 2; 3) deleting blocks and add lots to the Waterfront Special Use District 3; 4) making the boundaries of the Special District for Sign Illumination on Broadway co-extensive with the Broadway Neighborhood Commercial District; 5) deleting the Van Ness Special District for Sign Illumination; and 6) adding The Embarcadero from Taylor Street to Second Street to the Special District for Scenic Streets; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

(Continued from Regular Meeting of September 8, 2011)

**NOTE:** On October 20, 2011, although informational only and no action was required, the Commission continued this item to 12/15/11

Adjournment



# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

FEB 17 2012

## SAN FRANCISCO PLANNING COMMISSION NOTICE OF HEARING

SAN FRANCISCO  
PUBLIC LIBRARY  
1650 Mission St.  
Room 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Notice is hereby given to the general public that a Board of Supervisor initiated rezoning involving the property described below has been filed with the Planning Department for review as set forth in the Planning Code. The Planning Commission will hold a **PUBLIC HEARING** on this item and on other matters on **Thursday, December 15, 2011, beginning at 12:00 p.m. or later** (please call 558-6422 on Monday, December 11, 2011 or thereafter for a recorded message giving a more precise hour that the hearing of this specific matter will begin), in the City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400.

Case No. 2011.1209ZT

### India Basin Industrial Park Special Use District Planning Code Map and Text Amendments.

On October 4, 2011, Supervisor Cohen introduced legislation [Board File No. 111078] that includes the following: (1) **Zoning Map Amendment** Amending Francisco Planning Code Zoning Map Sheet 8 SU Block 5211 Lots 028 through 054 (commercial condominium lots located at 3450 Third Street (AKA 101-111 Quint Street) located at the northern portion of the block bounded by Third Street on its east, Arthur Avenue on its north, and Quint Street on its west) by including them within the India Basin Industrial Park Special Use District; and (2) **Planning Code Text Amendment** amending Planning Code Section 249.42 to allow outpatient health care clinics as principally permitted uses where the use would be less than 15,000, and to allow such uses through Conditional Use authorization where such uses would be 15,000 square feet or greater within some portions of the India Basin Special Use District. The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors and adopt findings, including environmental findings and findings of consistency the General Plan and the Priority Policies of Planning Code Section 101.1. The underlying use district of PDR-2 (Heavy Production, Distribution, and Repair) and height and bulk district of 65-J are not proposed to change.

For further information, contact **Mat Snyder** at (415) 575-6891 or at [mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org). This notice is posted and/or sent in accordance with law. While it is not required that you appear or send a written communication on the matter, you are welcome to do so.

Persons who are unable to attend the scheduled hearing may submit written comments regarding this case to the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA 94103. Comments received by 12:00 p.m. (noon) on the day of the hearing will be made a part of the official record and will be brought to the attention of the Planning Commission. Comments which cannot be delivered to the Planning Department by noon on the day of the hearing may be taken directly to the hearing at the location listed above. Comments received at 1650 Mission Street after the noon deadline will be placed in the project file, but cannot necessarily be brought to the attention of the Planning Commission at the public hearing.

If you are receiving this notice via US Mail, the properties in question are within 300 feet of a property you own. Pursuant to Government Code Section 65009, if you challenge, in court, the approval of a conditional use, or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.



## SAN FRANCISCO PLANNING DEPARTMENT

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Date: December 2, 2011

The attached notice is provided under the Planning Code. It concerns property located **3450 Third Street, Case No. 2011.1209TZ**. A hearing may occur, a right to request review may expire or a development approval may become final unless appealed by **December 15, 2011**.

To obtain information about this notice in Spanish, please call (415) 558-6378, or in Chinese, please call (415) 558-6378. Please be advised that the Planning Department will require at least one business day to respond to any call.

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1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

附上的是三藩市城市規劃局的通告。

此通告是與位於 3450 Third Street, Case No.

2011.1209TZ 的建築計劃有關。如果在 December 15, 2011.

之前沒有人申請聽證會來檢討這一個建築計劃,這計劃可會被核准。

如果你需要用華語獲得關於這通告的細節, 請電415-558-6378.

規劃部門將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

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El documento adjunto es referente a la siguiente dirección: **3450 Third Street, Case No. 2011.1209TZ**. Es un requisito del Código de Planeación (Planning Code). La posibilidad de una audiencia puede ocurrir. El derecho para revisar el archivo de este proyecto puede expirar o una decisión puede ser final si usted no presenta un documento de apelación antes de **December 15, 2011**.

Para obtener más información en Español acerca de este proyecto, llame al siguiente teléfono (415) 558-6378. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas. El servicio en Español es proporcionado por el Departamento de Planeación (Planning Department) de la ciudad de San Francisco. Eso no garantiza ningún derecho adicional o extensión del tiempo requerido por la ley.

# SAN FRANCISCO PLANNING COMMISSION

## Notice of Meeting

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## Calendar

12-12-11P03:02 RCVD

Commission Chambers - Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
**Thursday, December 15, 2011**

GOVERNMENT  
DOCUMENTS DEPT

**1:00 PM**

DEC 12 2011

### Regular Meeting

SAN FRANCISCO  
PUBLIC LIBRARY

President: Christina R. Olague

Vice-President: Ron Miguel

Commissioners: Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore;  
Hisashi Sugaya

Commission Secretary: Linda D. Avery

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Commission Calendars are available on the Internet at <http://www.sfgov.org/planning>  
or as a recorded message at (415) 558-6422.

**Case reports and relevant materials are linked to the items on calendar at the above web site.**

*View the meeting online at: [http://www.sfgov.org/site/sfgtv\\_index.asp](http://www.sfgov.org/site/sfgtv_index.asp)*

*Or*

*View the broadcast live, Thursdays on Cable Channel 78.*

*And*

*The re-broadcast on Fridays at 8:00 p.m., Cable Channel 26*

THE AGENDA PACKET IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT  
1650 MISSION STREET, 4TH FLOOR RECEPTION

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#### Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department reception counter at 1650 Mission Street, 4th floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to: Planning Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Comments received by 9:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies. ***When sending e-mail correspondence to Commissioners, please copy the Commission Secretary at: [linda.avery@sfgov.org](mailto:linda.avery@sfgov.org)***

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on conditional-uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

Policy on Commissioner's requests for hearings: There must be consensus of the Commission (four commissioners) or direction from the President/Chair to schedule a hearing that otherwise would not be scheduled.

#### **Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings**

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

For more information related to Planning Commission matters, please call Linda D. Avery, Commission Secretary, at (415) 558-6407.

#### **San Francisco Lobbyist Ordinance**

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign and Governmental Conduct Code Section 21.00-2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

#### **Accessible Meeting Policy**

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, fourth floor, San Francisco, CA. The closest accessible BART station is the Civic Center station located at the intersection of Market, Hyde and Grove Streets. Accessible curbside parking has been designated at points along McAllister Street. Accessible MUNI lines serving City Hall are the 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. Requests for American Sign Language interpreters, sound enhancement systems and/or language translators will be available upon request by contacting Lulu Hwang at (415) 558-6318 at least 48 hours prior to a hearing. A sound enhancement system will be available upon request at the meetings. Please contact Services for the Deaf and Hearing Impaired at 557-5533 (TDD) or 557-5534 (Voice) at least 48 hours prior to the meeting. Late requests will be honored if possible. A person who is deaf or hearing impaired may gain meeting information prior to the meeting by calling 557-4433 (TDD) or 557-4434 (Voice). In addition, the California Relay Service can be used by individuals with hearing and speech impairments by calling 1-800-735-2929 (TDD) or 1-800-735-2922 (Voice). Minutes of the meetings are available in alternative formats. If you require the use of a reader during the meeting, please contact the Library for the Blind and Print Handicapped at 292-2022 at least 48 hours in advance of need. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical-based products. Please help the City to accommodate these individuals.

#### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's view.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro, Interim Administrator, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [sofi@sfgov.org](mailto:sofi@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

#### **COMMUNICATIONS**

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.



1:00 PM \_\_\_\_\_

## ROLL CALL:

President:	Christina R. Olague
Vice-President:	Ron Miguel
Commissioners:	Michael J. Antonini; Gwyneth Borden; Rodney Fong; Kathrin Moore; Hisashi Sugaya

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2011.0379DV (D. SANCHEZ: (415) 575-9082)  
1 MASSASOIT STREET – southwest corner of Franconia Street; Lot 001 in Assessor's Block 5554 – **Staff Initiated Discretionary Review** of Building Permit Application No. 2010.08.20.9282 for an expansion at the rear of an existing single family dwelling. The project site is located the RH-1 (Residential, House, One-Family) Zoning District, the Bernal Heights Special Use District and 40-X Height and Bulk Districts.  
Preliminary Recommendation: Take Discretionary Review and approve with modifications  
(Proposed for Continuance to January 12, 2012)
- 1b. 2011.0379DV (D. SANCHEZ: (415) 575-9082)  
1 MASSASOIT STREET - southwest corner of Franconia Street; Lot 001 in Assessor's Block 5554 – **Request for Variances** to Planning Code Section 242 to construct a stair and deck in the required rear yard and to provide one off-street parking space where two are required. The project site is located the RH-1 (Residential, House, One-Family) Zoning District, the Bernal Heights Special Use District and 40-X Height and Bulk Districts.  
(Proposed for Continuance to January 12, 2012)

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

2. 2011.1074C (S. YOUNG: (415) 558-6346)  
4411 GEARY BOULEVARD, SUITE #100 – south side of Geary Boulevard between 8<sup>th</sup> and 9<sup>th</sup> Avenues; Lot 043 in Assessor's Block 1536 – **Request for Conditional Use authorization** under Sections 303 and 712.54 of the Planning Code to convert vacant commercial tenant space (formerly occupied by a chiropractor's office) with approximately 2,500 square feet of floor area into a massage establishment (d.b.a. Heaven Wellness Center) on the ground floor of a three-story commercial building within an NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 40-X Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions
3. 2011.1036C (K. GUY: (415) 558-6163)  
1101 POLK STREET – northwest corner of the intersection of Post Street; Lot 002 in Assessor's Block 0691 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 723.44, to modify conditions of approval placed on the existing small self-service restaurant (d.b.a. Eleven O One) in Motion No. 13538, Case

No. 93.220C, to add seating, including outdoor seating, within the Polk Street Neighborhood Commercial District and the 130-E Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

4. 2011.1163C (C. LAMORENA: (415) 575-9085)  
242 BALBOA STREET – north side between 3<sup>rd</sup> and 4<sup>th</sup> Avenues; Lot 019 in Assessor's Block 1546 – **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 711.54, to convert vacant commercial space (formerly occupied by a retail video store) with approximately 1,800 square feet of floor area into a massage establishment (d.b.a. Paradise Health Center) on the ground floor of a three-story, mixed-use building within an NC-2 (Neighborhood Commercial, Small-Scale) Zoning District and 40-X Height and Bulk District.  
 Preliminary Recommendation: Approval with Conditions
  
5. 2011.0841C (R. SUCRE: (415) 575-9108)  
180 TOWNSEND STREET – located on Brannan Street between 2<sup>nd</sup> and 3<sup>rd</sup> Streets; Assessor's Block 3788, Lot 013. **Request for Conditional Use Authorization** pursuant to Planning Code Sections 303 and 803.9(a), to convert approximately 15,001 sq ft from retail to office use on the ground floor of a three-story building. The subject property is listed as a contributor to the South End Historic District, which is listed in Article 10 of the San Francisco Planning Code. It is located within the SLI (Service/Light Industrial) Zoning District, and a 65-X Height/Bulk Limit.  
 Preliminary Recommendation: Approval with Conditions

#### C. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

#### D. REGULAR CALENDAR

6. 2011.1160T (A. STARR: (415) 558-6362)  
DISABILITY ACCESS IMPROVEMENTS FOR SMALL BUSINESSES AND LANDLORD OBLIGATIONS - **The Commission will consider an Ordinance introduced by Supervisor David Chiu concerning ADA access** as it relates to the use size of self-service restaurants and retail coffee stores. Specifically, the proposed Ordinance would amend the San Francisco Planning Code by amending Sections 790.90, 790.91, and 790.102 to allow small self-service restaurants and retail coffee stores to exclude the square footage of floor area required for disabled access from the calculation of maximum allowable square footage for such uses under applicable zoning restrictions. The proposed ordinance also amends the San Francisco Administrative Code by adding Chapter 38, Sections 38.1 through 38.6; amends the San Francisco Campaign and Governmental Conduct Code Section 3.400; requiring commercial landlords leasing to small businesses for public accommodations to: 1) bring ground floor entrances to, and exits from, the building into compliance with applicable state and federal disability access laws; 2) inform small business tenants of the potential legal and financial liabilities for failure to comply with those laws; 3) include in any new or amended leases a provision addressing the respective obligations of the landlord and small business tenant to bring the leased premises into compliance with those access laws; 4) require the City to give priority to building permit applications for work to bring space leased to small business tenants into compliance with those access laws; and 6) adopt environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and Planning Code Section 101.1.

Recommendation: Approval with modifications of Proposed Ordinance to Board of Supervisors.

7. 2010.0256MTR (N. HRUSHOWY: (415) 558-6471)  
**FISHERMAN'S WHARF PUBLIC REALM PLAN - Informational Presentation on the Fisherman's Wharf Public Realm Plan and actions to implement the Plan.** The Plan includes a number of elements, including: 1) A Conceptual Design Plan for Jefferson Street improvements; 2) Conceptual designs for all other streets in Fisherman's Wharf plan area, per the Better Streets Plan, to provide a safer and more comfortable streetscape environment that will accommodate all users, including pedestrians, motorists, and bicyclists; 3) Suggestions to reduce traffic congestion and improve wayfinding; 4) Design Guidelines for all new public and private development to improve the quality of the built form and better activate the pedestrian environment; and 5) Recommendations for new public open spaces and the refurbishment of existing public open spaces. In the future, Department staff will schedule public hearings to propose a minor amendment to the General Plan to reference the Fisherman's Wharf Public Realm Plan, and minor amendments to the Planning Code to provide an exception to height limits that would encourage active ground-floor uses in new development and restrict adult entertainment uses in portions of the Fisherman's Wharf area.  
Preliminary Recommendation: No action requested.
- 8a. 2010.0948XV (R. CRAWFORD: (415) 558-6358)  
527-529 STEVENSON STREET - south side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lot 012 in Assessor's Block 3703 - **Request for Determination of Compliance** pursuant to Planning Code Section 309, with an exception to the requirements for Section 134, Rear Yard. The proposed project would convert a vacant 42,600 square foot, four-story industrial building to mixed-use with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space. This project is located in the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District.  
Preliminary Recommendation: Approval with Conditions  
(Continued from Regular Meeting of October 20, 2011)
- 8b. 2010.0948XV (R. CRAWFORD: (415) 558-6358)  
527-529 STEVENSON STREET - south side between 6<sup>th</sup> and 7<sup>th</sup> Streets; Lot 012 in Assessor's Block 3703 - **Request for a Variance**, pursuant to Planning Code Sections 305 and 140 to allow 40 new residential units that do not face on a public street at least 25 feet in width, a Code compliant rear yard, or Code compliant open space. The proposed project would convert a vacant 42,600 square foot, four-story industrial building to mixed-use with 67 residential units, eight off-street parking spaces, and a 210 square foot ground floor commercial space. This project is located in the C-3-G (Downtown, General Commercial) District and 120-F Height and Bulk District.  
(Continued from Regular Meeting of October 20, 2011)
9. 2011.1046C (R. CRAWFORD: (415) 558-6350)  
1401 CALIFORNIA STREET - at the southwest corner of California and Hyde Streets; Lots 001 and 020 in Assessor's Block 0250 - **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 303, 703.4, 723.21, and 723.27 to modify the existing grocery store to provide for a new grocery store (d.b.a. Trader Joe's) and a new pharmacy store (d.b.a. CVS Pharmacy). The project would divide the existing 30,087 square-foot retail space into a 14,578 square-foot grocery store (Trader Joe's, a formula retail use), a 10,956 square-foot pharmacy store (CVS, a formula retail use) with 24-hour operation for the CVS Pharmacy store, within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District.  
Preliminary Recommendation: Approval with conditions

10. 2011.1177X (C. TEAGUE: (415) 575-9081)  
340 FREMONT STREET - south side between Harrison and Folsom Streets, Lots 006-009 in Assessor's Block 3748 - **Request under Planning Code Sections 309.1, 825, and 827 for the authorization of a change in previously approved conditions of approval** to extend the performance period for a previously approved project consisting of a 400-foot tall building with up to 332 dwelling units and up to 332 parking spaces within the RH DTR (Rincon Hill Downtown Residential Mixed Use) District with a 85/400-R Height and Bulk Designation.  
Preliminary Recommendation: Approval with Conditions
- 11a. 2002.1302U (M. SNYDER: (415) 575-6891)  
2235 THIRD STREET IN-KIND AGREEMENT AMENDMENT - **Amendment to the In-kind Agreement originally approved by the Planning Commission April 15, 2010.** The Planning Commission granted a waiver to the impact fee obligation under Planning Code Section 423.3(d) (previously Planning Code Section 327.3(c)) per the City and the Project Sponsor's "In-Kind Agreement" for the provision of a new Child Care facility at 2235 THIRD STREET. The proposal is to amend the In-Kind Agreement by removing the requirement that the operator provide infant care. The project is within the Eastern Neighborhoods Plan Area.  
Preliminary Recommendation: Approval
- 11b. 2002.1302U (M. SNYDER (415) 575-6891)  
178 TOWNSEND STREET IN-KIND AGREEMENT AMENDMENT - **Amendment to the In-kind Agreement originally approved by the Planning Commission April 15, 2010.** The Planning Commission granted a waiver to the impact fee obligation under Planning Code Section 423.3(d) (previously Planning Code Section 327.3(c)) per the City and the Project Sponsor's "In-Kind Agreement" for the provision of a new Child Care facility at 2235 THIRD STREET. The proposal is to amend the In-Kind Agreement by removing the requirement that the operator provide infant care. The project is within the Eastern Neighborhoods Plan Area.  
Preliminary Recommendation: Approval
12. 2011.1209ZT (M. SNYDER (415) 575-6891)  
INDIA BASIN INDUSTRIAL PARK SPECIAL USE DISTRICT PLANNING CODE MAP AND TEXT AMENDMENTS - **Amending Zoning Map Sheet 8 SU of the San Francisco Planning Code** to rezone Lots 28 through 54 of Block 5211 (commercial condominium lots located at 3450 Third Street (AKA 101-111 Quint Street)) by including them within the India Basin Industrial Park Special Use District, and amending Planning Code Section 249.42 to allow outpatient health care clinics as principally permitted uses within portions of the India Basin Special Use District where the use would be less than 15,000, and to allow such uses through Conditional Use authorization where such uses would be 15,000 square feet or greater. The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors and adopt findings, including environmental findings and findings of consistency the General Plan and the Priority Policies of Planning Code Section 101.1. The underlying use district of PDR-2 (Heavy Production, Distribution, and Repair) and height and bulk district of 65-J is not proposed to change.  
Preliminary Recommendation: Approval
13. 2010.1013D (G. CABREROS: (415) 558-6169)  
7327 GEARY BOULEVARD - south side between 37th and 38th Avenues; Lot 038 in Assessor's Block 1507 - **Mandatory Discretionary Review** pursuant to Planning Code Section 317(d) of Building Permit Application No. 2010.10.07.2476 proposing a major alteration, equivalent to a *de facto* residential demolition of a one-story-plus-attic, single-family residence resulting in a four-story, two-unit building within the RM-1 (Residential, Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and approve

(Continued from Regular Meeting of November 17, 2011)

**5:00 p.m.**

**E. PUBLIC COMMENT ON AGENDA ITEMS WHERE THE PUBLIC HEARING HAS BEEN CLOSED**

At this time, members of the public who wish to address the Commission on agenda items that have already been reviewed in a public hearing at which members of the public were allowed to testify and the public hearing has been closed, must do so at this time. Each member of the public may address the Commission for up to three minutes.

**F. CONSIDERATION OF FINDINGS AND FINAL ACTION – PUBLIC HEARING CLOSED**

14. 2010.0493E (J. NAVARRETE: (415) 575-9040)  
THE 34TH AMERICA'S CUP AND JAMES R. HERMAN CRUISE TERMINAL AND NORTHEAST WHARF PLAZA PROJECTS FINAL ENVIRONMENTAL IMPACT REPORT - Certification of the Final Environmental Impact Report: The City and County of San Francisco (CCSF) and the America's Cup Event Authority propose to host the 34th America's Cup (AC34) sailing races in San Francisco Bay in 2012 and in 2013. Venues proposed for the AC34 events are piers, water areas, and facilities managed by the Port of San Francisco (Port) including: Piers (Piers 19, 19½, 23, 27-29½, 26, 28, 30-32, and 80), water basins/water areas (Piers 19-23, 23-27, 29-31, 14-22½, 26-28, 28-30, and 32-36), and Seawall Lot 330. Various other venues are proposed for spectator-related activities, some of which are under the jurisdiction of other City, state or federal agencies, including Crissy Field, Marina Green, Fort Mason, Aquatic Park, Alcatraz Island, Fort Baker Pier at Cavallo Point (near Sausalito), SF Civic Center, Union Square, and Justin Herman Plaza. The event venues would include team bases and operations, support space, media operations, hospitality services, commercial space, entertainment and spectator areas, and temporary berthing and mooring facilities for race-related and spectator vessels. The Port proposes the development of Pier 27 as the James R. Herman Cruise Terminal and Northeast Wharf Plaza, which would be phased to allow America's Cup Village uses at Piers 27-29, including an initial phase of the cruise terminal building, for the 2013 AC34. The Cruise Terminal project would involve demolition of the existing Pier 27 shed, a portion of the Pier 29 shed, and Pier 27 Annex Building, and construction of a 91,200 square foot, two-story cruise terminal building along Pier 27. The Northeast Wharf Plaza would provide a 2½-acre open space at the south end of Pier 27, fronting along The Embarcadero promenade including a multi-use recreational space and ancillary structures for commercial and recreational services.  
**Please note:** The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on August 25, 2011. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during a specific Public Comment category of the Commission calendar.  
*Preliminary Recommendation: Certify the Final EIR*

**G. COMMISSIONERS' QUESTIONS AND MATTERS**

15. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that



could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

**H. DIRECTOR'S REPORT**

16. Director's Announcements
17. Review of Past Week's Events at the Board of Supervisors, Board of Appeals, and Historic Preservation Commission.

**I. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment



# NOTICE OF CANCELLATION

SAN FRANCISCO  
PLANNING COMMISSION  
Regular Meetings  
*Thursdays,*  
*December 22 & 29, 2011*  
*and*  
*January 5, 2012*

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for *Thursdays, December 22 & 29, 2011 and January 5, 2012* have been cancelled. The next Regular Meeting of the Planning Commission will be held on *Thursday, January 12, 2012.*

## PLANNING COMMISSION ROSTER:

PRESIDENT	CHRISTINA OLAGUE
VICE-PRESIDENT	RON MIGUEL
COMMISSIONER	MICHAEL J. ANTONINI
COMMISSIONER	GWYNETH BORDEN
COMMISSIONER	RODNEY FONG
COMMISSIONER	KATHRIN MOORE
COMMISSIONER	HISASHI SUGAYA

DIRECTOR OF PLANNING  
COMMISSION SECRETARY

JOHN RAHAIM  
LINDA D. AVERY

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